

**AP MORGAN**



**Herondale Road, Norton, Stourbridge**  
Offers in excess of £350,000

**Features:**

- Semi-detached home
- Modernly refurbished
- Three spacious bedrooms
- Bathroom, en-suite and downstairs WC
- Well-fit open-plan kitchen/diner
- Generous sized rear garden
- Extensive driveway for 6 cars
- Sought-after location

**Description:**

Welcoming you to this well-presented, modernly refurbished semi-detached family home, offering three generously sized bedrooms, a well-equipped open-plan kitchen/diner, a spacious lounge, a bathroom, en-suite, and downstairs WC, a handy utility room, and an extensive driveway suitable for up to six cars. The property is situated in the highly sought-after area of Norton, Stourbridge.

On arrival, this corner plot family home features a large, newly laid driveway, accommodating up to six vehicles, making parking for both residents and visitors easy. There is an entrance to the side of the property, as well as gated access to the rear garden. The front is bordered by hedges, adding an element of privacy.

Upon entry, the ground floor opens into an entrance hall with high ceilings above the doorway, housing the staircase to the first floor, a storage cupboard, and access to all ground floor rooms. At the far left is the impressive open-plan kitchen/diner, fitted with ample storage and worktop space, a kitchen island with electrics for freestanding appliances, an integrated double oven, dishwasher, and wine cooler, as well as space for a dining table, under-floor heating and sliding doors opening onto the rear garden.

Opposite the kitchen/diner is the lounge, a comfortable space ideal for family living and entertainment, featuring a media wall and electric feature fireplace, along with access to a spacious storage cupboard. The entrance hall also provides access to the WC, fitted with a toilet and wash basin, and the utility room, which offers additional space for freestanding appliances and storage.

The staircase to the first floor includes lighting along the edges, leading to a spacious landing. Bedroom one is a generous double with ample space for storage. Bedroom two is another double and benefits from an en-suite comprising a toilet, compact wash basin, and shower cubicle. Bedroom three is a single room, ideal as a bedroom, office, or nursery. The main bathroom is fitted with a toilet, wash basin, and bathtub with an overhead shower, along with a built-in towel storage unit.



The rear garden opens onto a spacious patio area, perfect for outdoor furniture, dining, and entertaining. There is also a storage shed and a gate providing access back to the driveway. The remainder of the garden is laid to lawn and bordered by fences and hedges, creating a private outdoor space.

The property is located in a sought-after family area, close to local schools for all ages. Nearby amenities include a local playing field, Bunkers Woods, and Mary Stevens Park, all within close proximity. There are also plenty of local shops and amenities with a convenience store meters away, along with direct road links to Stourbridge Town and Wollaston Village. These routes further connect to the Stourbridge ring road, providing access to Birmingham city centre and Merry Hill.

#### Details:

##### Entrance Hall

**Kitchen/Diner** 15'6" x 13'3" (4.72m x 4.04m)

**Lounge** 15'4" x 12'10" (4.67m x 3.9m)

**WC** 6'11" x 4'11" (2.1m x 1.5m)

**Utility** 6'10" x 5' (2.08m x 1.52m)

##### Landing

**Bedroom One** 15'5" x 9'9" (4.7m x 2.97m)

**Bedroom Two** 8'4" x 12'10" (2.54m x 3.9m)

##### En-suite

**Bedroom Three** 6'10" x 12'6" (2.08m x 3.8m)

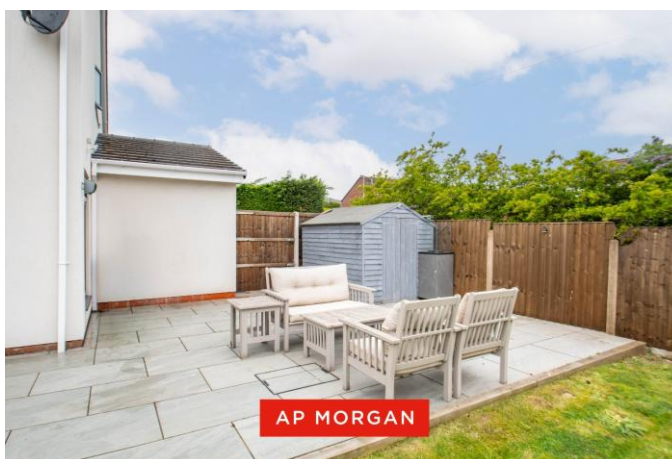
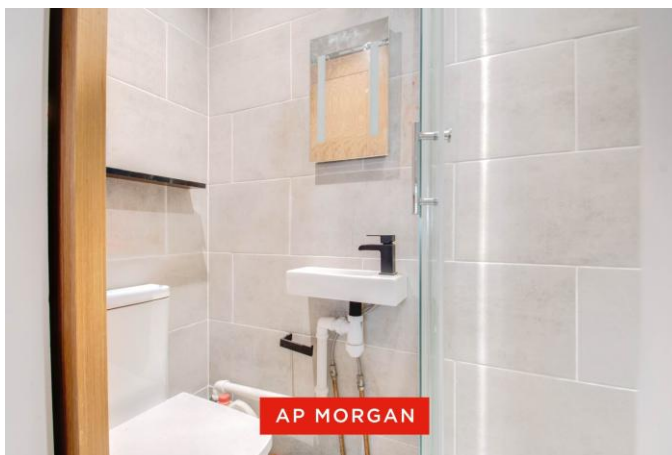
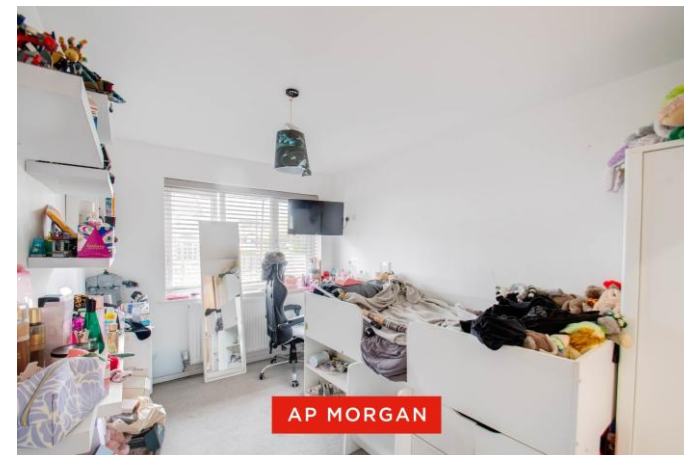
**Bathroom** 7'7" x 6'5" (2.3m x 1.96m)

**EPC Rating:** D

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using FinalUp.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Law of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.