



AP MORGAN

Maynard Avenue, Norton
Offers in excess of £240,000

Features:

- Three double bedrooms
- Family shower room
- Generous lounge with optional log burning stove
- Separate dining room, ideal for family meals
- Ample kitchen with plenty of counter space
- Space and plumbing for freestanding appliances
- Excellent storage throughout
- Private, low-maintenance rear garden, a real suntrap in summer
- External storage and covered alley
- Potential to create a larger driveway
- Close to Gigmill Primary, The Ridge Primary and Greenfield Primary
- Walking distance to Mary Stevens Park
- Local pubs nearby including The Plough, The New Inns and The Longlands
- Quiet, established family community
- Close to local amenities and transport links

Description:

A family home from day one. Quiet streets, good schools, and a garden that catches every bit of sun going.

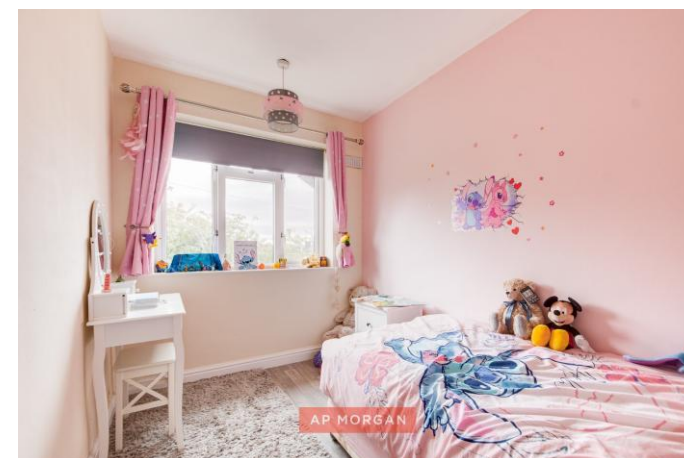
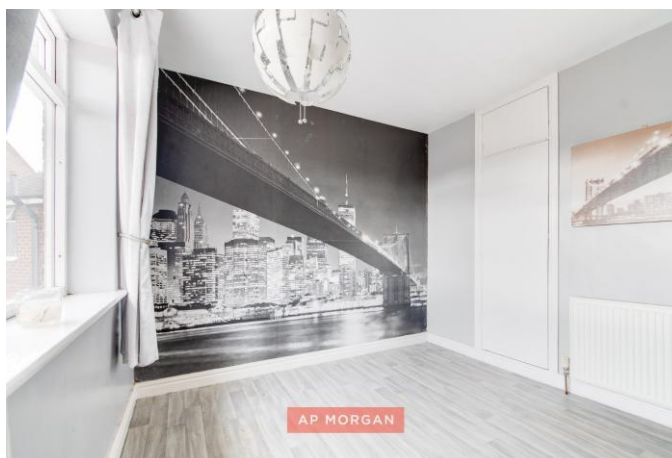
Tucked into one of Stourbridge's most established family pockets, this three-bedroom home has been well and truly lived in and loved. It's the kind of place where the living room does double duty as the heart of the house, where the garden becomes a suntrap the moment the weather turns, and where the neighbours actually know your name. With three double bedrooms, a family shower room, a generous lounge with the option of a log burner, and a private, low-maintenance rear garden, it ticks every box for a young family or a couple ready to put down roots.

We asked them what made them buy it...

"It was a family home, straight away. That's just what it felt like. We're in a nice, quiet family community here, and it's suited us brilliantly. Everything we need is close by, the schools especially. Gigmill Primary, The Ridge Primary and Greenfield Primary are all nearby, and that mattered a lot to us. For walks, we love Mary Stevens Park, and if we fancy a pint we're spoilt for choice with The Plough, The New Inns and The Longlands all on our doorstep."

What about the house itself?

"The living room is where we spend most of our time. It's just got that homely feeling to it. The garden's been brilliant too, it's a real suntrap in the summer, private and not overlooked, and low maintenance so we're never fighting with it at the weekends. It's cosy in the winter and cool in the summer, with natural light coming through all day. Honestly, the thing people always comment on when they visit is how spacious it feels. We've had the bathroom redone, and there's loads of storage



too. It's what we'll miss the most, that homely feel, the memories, the neighbours, and just how quiet it is here."

Our agents say...

This is a home built around everyday life. That front lounge with its optional log burner is a proper cosy spot for winter evenings, while the separate dining room gives you the space to actually sit down together as a family. The kitchen has plenty of worktop space and room for your freestanding appliances, so there's no compromise on practicality. Add in three genuine double bedrooms, a family shower room, and storage that goes further than you'd expect from the outside, and you've got a house that works hard without ever feeling like it's trying. Outside, there's a private rear garden that basks in the sun, plus external storage and a covered alley for all the bikes, bins and bits that never seem to have a home elsewhere. And with potential to create a larger driveway, there's scope to make it even more your own. Close to well-regarded local schools and everyday amenities, this is a home for a young family or a couple looking to settle into a genuinely friendly community. Fancy a look? Get in touch and we'll get you booked in.

Details:

Hall

Dining Room 8'8" x 14'5" (2.64m x 4.4m) Both Max

Living Room 12' x 10'11" (3.66m x 3.33m) Both Max

Kitchen 9'11" x 15'6" (3.02m x 4.72m) Both Max

External Storage One

External Storage Two

Landing

Bedroom One 12'8" x 13'7" (3.86m x 4.14m) Both Max

Bedroom Two 10'2" x 10'4" (3.1m x 3.15m)

Bedroom Three 10'9" x 6'11" (3.28m x 2.1m)

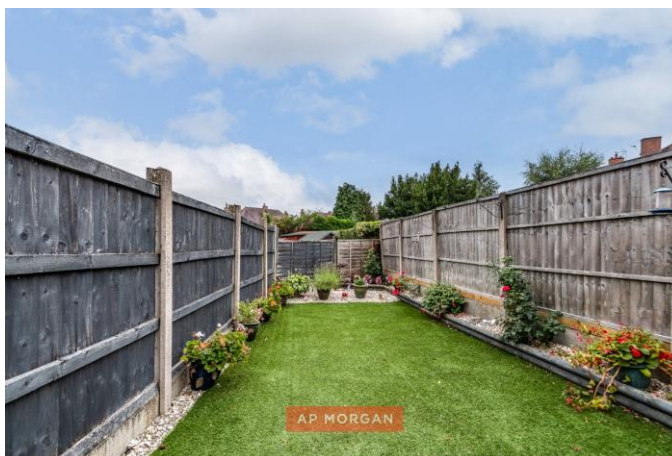
Shower Room 9'1" x 9'5" (2.77m x 2.87m) Both Max

EPC Rating: C

Council Tax Band: B (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

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?

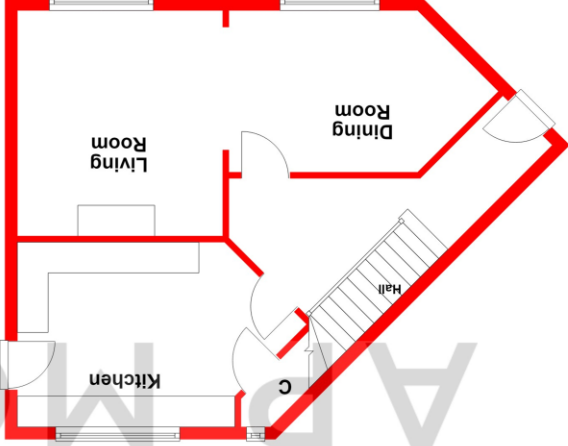
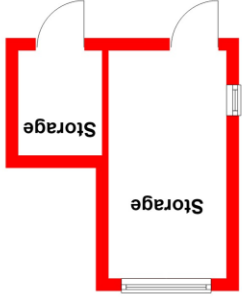
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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.

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Ground Floor



Total area: approx. 102.1 sq. metres (1098.8 sq. feet)

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 Planlup.

First Floor

