

AP MORGAN



Joyberry Drive, Norton, Stourbridge
Offers Over £425,000

Features:

- Immaculate FOUR BEDROOM link Detached House
- Spacious lounge. Separate Dining Room
- Remodelled breakfast Kitchen
- Generous Utility Room
- Ground floor cloaks/ W.C.
- Bathroom, plus en-suite shower
- Garage & Carport
- EPC - C

Description:

A rather impressive, FOUR BEDROOM, link detached house set in a sought after area in Norton and bordering onto Old Swinford.

Well positioned for Red Hill and multiple schools in close proximity, Oldswinford Primary and Oldswinford Hospital school, a local convenience store, Mary Stevens Park, a sports field, good access to Stourbridge Junction railway station & Bus Station, as well as a short drive into the main town for a good range of shops and further amenities.

The property has an upgraded kitchen, refreshed paintwork, decoration and renewed flooring, providing a most appealing family home. The internal layout briefly comprises: Canopied Entrance, with replaced front door leading into the striking, larger than average reception Hallway, with under stairs cupboard. stairs. Dining room to front left. Cloaks/w.c. with modern fittings. Delightful rear Lounge, with coal effect fire to surround, and double doors flanked by windows leading onto the rear garden. A quite stunning Breakfast Kitchen all set out with white units and 'Minerva' work surfaces, having integrated sink/drainer, 5 ring gas hob, fitted dishwasher, fridge/freezer, double oven, pan draws and breakfast surface. A rear porch will lead you to the garden and off to the rear of the garage, where a further door opens to reveal the excellent utility with sink and ample room for appliances.

The first floor has a semi galleried landing, with window to side, airing cupboard and wall shelving set half way up the stairs. The Master Bedroom has built-in double wardrobes and access to a modern En-Suite shower room. A further well proportioned second double bedroom, with two further single bedrooms all with wardrobes. Finally the house Bathroom features a P-shaped bath with shower fixture over, plus a sink set over cupboards and w.c.

Outside: The sunny aspect rear garden has a recently installed timber decked patio leading onto the lawn, floral borders and rear hedging. The front driveway can accommodate 2 cars, plus a carport, as well as the Garage.

The property features double glazing and gas central heating boiler to radiators.



Details:

Reception Hallway

Lounge

16' 3" x 12' 0" (4.95m x 3.65m)

Dining Room

10' 10" x 10' 7" (3.30m x 3.22m)

Breakfast Kitchen

12' 0" x 10' 0" (3.65m x 3.05m)

Ground Floor cloaks/w.c.

Rear Porch

Utility Room

9' 0" x 6' 0" (2.74m x 1.83m)

Stairs rise and turn to a semi galleried landing

Master Bedroom

11' 5" to wardrobes x 9' 10" (3.48m x 2.99m)

Ensuite Shower Room

Bedroom 2

13' 5" max w inc wardrobes x 8' 10" (4.09m x 2.69m)

EPC Rating: C

Council Tax Band: (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?

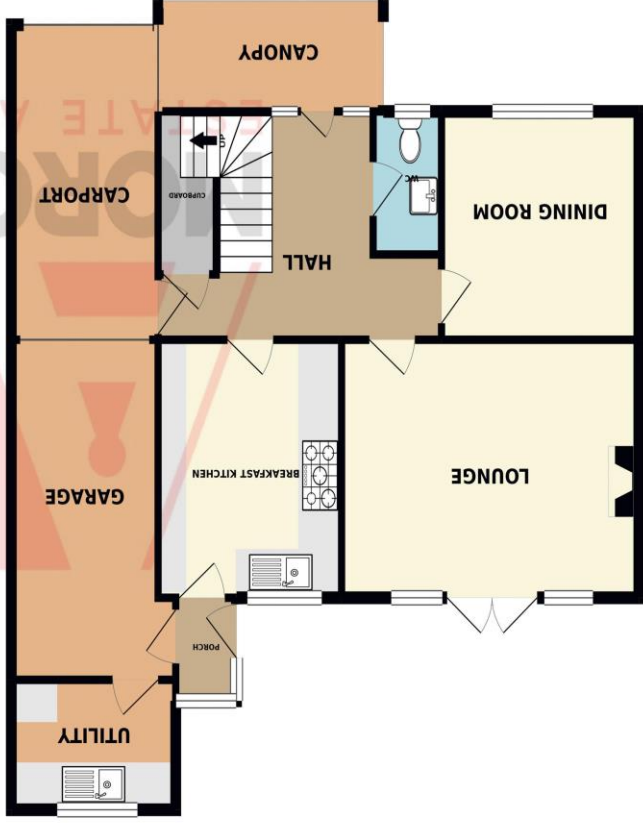
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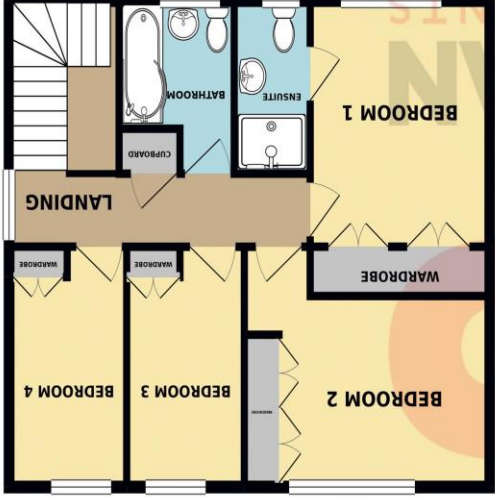
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GROUND FLOOR 973.78 sq. ft. (90.47 sq. m.)



1ST FLOOR 593.04 sq. ft. (55.10 sq. m.)



TOTAL FLOOR AREA : 1566.82 sq. ft. (145.56 sq. m.) approx.
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 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.
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