



AP MORGAN

Poplar Road, Norton
Offers in the region of £425,000

Features:

- Stunning extended semi-detached family home
- Premium residential location of Norton
- Three bedrooms with potential to extend
- Lounge with feature bay window
- Open plan kitchen/dining/family room with sky lantern
- Kitchen with high spec integrated appliances & bi-fold doors
- Generous family bathroom & ground floor w/c
- Large south facing rear garden, driveway & garage

Description:

A superb opportunity to purchase this beautifully presented and extended three-bedroom semi-detached family home, offering flexible accommodation with further potential to extend (subject to the usual planning permissions), and occupying a highly regarded position within Norton, Stourbridge.

The property is approached via an attractive block-paved driveway with removable security bollards, providing off-road parking with a EV charger on the driveway and access to a garage store area fitted with a remote-operated roller shutter door. Upon entering, the welcoming and well-maintained interior briefly comprises an entrance hall with useful understairs storage and access to a ground floor W.C. To the front is a comfortable lounge featuring a large bow bay window, with double doors opening through to the heart of the home.

To the rear is an impressive open-plan kitchen, dining and family room, incorporating an initial sitting area that flows through to a modern kitchen/dining space. This bright and spacious room benefits from a feature sky lantern and large bi-fold doors opening directly onto the rear garden. The kitchen is fitted with a comprehensive range of high-specification appliances including a Neff slide and hide oven with a pyrolytic self-cleaning function, a microwave and warming drawer beneath, Neff dishwasher, larder fridge and freezer, along with a central island incorporating an induction hob and downdraft extractor. An air-conditioning unit is also installed, providing both cooling and additional heating if required.

To the first floor, the landing gives access to three bedrooms and the family bathroom. Bedroom one is a generous double with a walk-in bow bay window to the front elevation. Bedroom two is also a double, enjoying views over the rear garden and fitted wardrobe units, while bedroom three is a good-sized single. The extended family bathroom is finished to a high standard and features a freestanding roll-top bath alongside a separate shower



enclosure. There is also the possibility, with planning permission, to extend the first floor to create a fourth bedroom above the garage.

The garage extension benefits from existing footings, offering potential to extend above and create an additional bedroom, as seen in similar properties along the road, subject to the necessary consents.

Outside, the property is complemented by a substantial south-facing rear garden, featuring a large stone-paved seating area leading onto a generous lawn with well-stocked planted borders, timber shed, and enclosed boundaries.

The property is ideally situated within the sought-after Norton area of Stourbridge, well regarded for its excellent school catchments. A range of local shops, popular public houses and everyday amenities are within easy reach, with Mary Stevens Park nearby and a wider selection of shops, supermarkets and restaurants available in Stourbridge town centre.

Details:

Entrance Hall

Guest W/C 0.80 x 2.28

Lounge 4.35 x 3.44 Max into bay

Sitting Room 3.00 x 3.34

Kitchen/Dining Room 3.90 x 6.66 Both max

Garage 4.36 x 2.23

First Floor Landing

Bedroom One 4.25 x 3.16 Max into bay

Bedroom Two 3.15 x 3.43 Max incl wardrobes

Bedroom Three 2.38 x 1.89

Bathroom 2.05 x 3.20

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.



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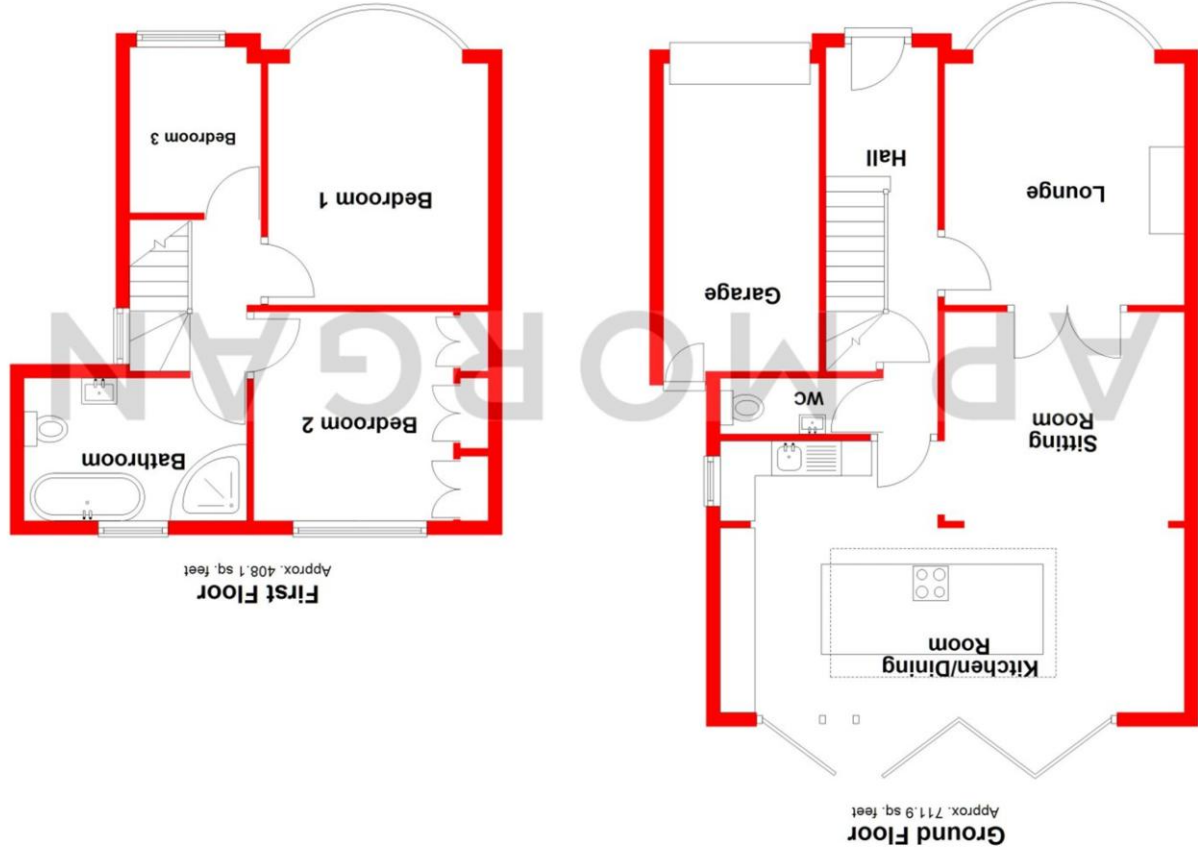
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