

**AP MORGAN**



**Clent View Road, Norton, Stourbridge, DY8 3JE**  
Offers in the Region Of £265,000



**Features:**

- A deceptively spacious dormer bungalow
- Spacious lounge with feature fireplace
- Large kitchen leading through to the conservatory
- Study/Office that could be used as a fourth bedroom
- Three great sized bedrooms
- Capacious bathroom
- Driveway leading to single garage and additional parking space
- EPC - TBC

**Description:**

A deceptively spacious three bedroom dormer bungalow situated in the sought after location of Clent View Road, Norton, Stourbridge.

Entering the property into the entrance hall, the ground floor briefly comprises of a spacious lounge with feature fireplace, dining room, third bedroom, great sized kitchen opening into the conservatory, complete with oven, four ring gas hob and inset dishwasher, and a handy downstairs WC. Branching from the landing, the first floor comprises of a spacious bathroom with white suite, two great sized double bedrooms, and a study/office which could be used as a fourth bedroom. To the front of the property is a paved driveway leading to the single garage and additional parking space, and a side access gate leading through to the rear garden.

Situated in the sought after location of Norton, Stourbridge, this property benefits from excellent nearby amenities, with great schooling, beautiful local parks and fantastic road and public transport links to Birmingham, Worcester, Merry Hill, Kidderminster and Dudley.

Additional benefits include full double glazing, cavity wall insulation and gas central heating.





## Details:

### Entrance Hall

### Lounge

16' 2" x 11' 2" (4.92m x 3.40m)

### Dining Room

12' 0" x 11' 2" (3.65m x 3.40m)

### Study/Office

7' 1" x 10' 0" (2.16m x 3.05m)

### Kitchen

9' 5" x 10' 0" (2.87m x 3.05m)

### Conservatory

9' 5" x 6' 6" (2.87m x 1.98m)

### First Floor Landing

### Bedroom One

7' 9" x 13' 5" (2.36m x 4.09m)

### Bedroom Two

10' 1" x 9' 5" (3.07m x 2.87m)

### Bedroom Three

7' 9" x 7' 8" (2.36m x 2.34m)

### Bathroom

6' 7" x 13' 5" (2.01m x 4.09m)

### EPC Rating:

**Council Tax Band:** D (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 Morgan Financial Solutions. 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.morganfs.co.uk](http://www.morganfs.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.

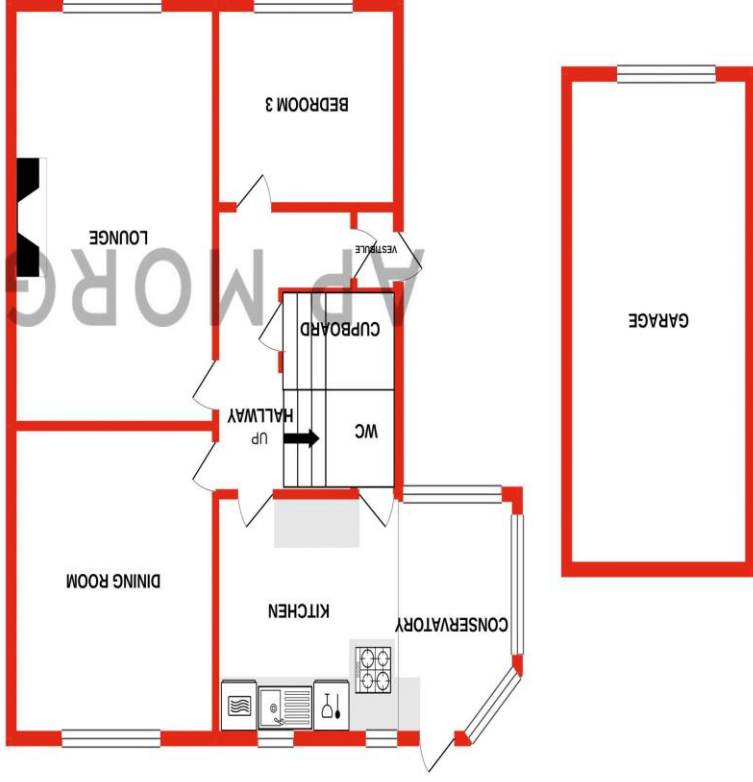
### Need a solicitor?

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.

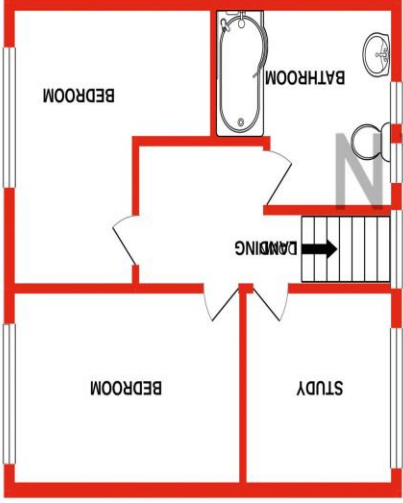
### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
837 sq.ft. (77.8 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 1232 sq.ft. (114.5 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 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 efficacy can be given.  
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