



**41 Poplar Crescent,
Norton,
Stourbridge, West
Midlands, DY8 3BA**

**Offers In The Region Of
£425,000**



**WALTON
&
HIPKISS**

41 Poplar Crescent
Norton
Stourbridge
DY8 3BA



Full Description

This WONDERFUL home presents a RARE opportunity to acquire a property that seamlessly combines REFINED presentation with PRACTICAL, MODERN family living. IDEALLY positioned within walking distance of the EVER-POPULAR Mary Stevens Park and surrounded by HIGHLY REGARDED schools and LOCAL amenities, the property enjoys a setting that is both PEACEFUL and EXCEPTIONALLY CONVENIENT.

Hallway

The hallway serves as a practical entrance space. It offers access to the cloakroom and stairs to the first floor, giving a welcoming first impression upon entering the home.

Living Room

17'7" x 11'7"

The living room is a spacious and welcoming area featuring soft carpeting and neutral walls. It enjoys plenty of natural light from a window overlooking the front of the property, and includes a wood-burning stove set into a chimney breast with a wooden mantel above, creating a cosy focal point. The room comfortably accommodates multiple seating arrangements and flows seamlessly into the dining room through an open doorway.

Dining Room

9'9" x 8'7"

Adjoining from the living room, the dining room offers an intimate space for meals with room for a table and chairs. Its neutral décor harmonises with the rest of the home, and a set of doors lead out to the conservatory, allowing for an easy flow between indoor and outdoor entertaining areas.

Conservatory

10'3" x 8'8"

Bathed in natural light from the rear garden, the conservatory provides a bright and airy space perfect for relaxing while enjoying views of the garden. Its windows surround the seating area, which is dressed in neutral tones, making it a pleasant spot throughout the seasons.

Kitchen

14'6" x 10'8"

The kitchen is well-proportioned and efficiently designed, with a range of cabinets providing ample storage and integrated appliances. The work surfaces are complemented by tiled splashbacks, and a window above the sink allows natural light to fill the room. A door leads directly to the rear garden, facilitating easy access to outdoor space.

W/C

The cloakroom is a compact yet functional space fitted with a WC and a small sink set within a vanity unit. Natural light is provided by a frosted window.

Landing

The landing at the top of the stairs is bright and spacious. It provides access to all four bedrooms and the family bathroom, featuring light walls and a wooden banister with glass panels for a contemporary touch.

Bedroom 1

12'7" x 11'6"

Bedroom 1 is a generously sized double room, comfortably accommodating a large bed and bedside tables. It is decorated in soft neutral tones with carpeted flooring and benefits from a large window that fills the room with natural light.



En-Suite

5'1" x 3'11"

The en-suite shower room connected to Bedroom 1 features an enclosed shower, basin fitted in a vanity unit, and WC. The décor is neutral with tiled walls and flooring, offering a practical and private bathroom space.

Bedroom 2

11'0" x 8'0"

Bedroom 2 is another well-proportioned double room, featuring light carpeting and neutral décor.

Bedroom 3

10'10" x 7'10"

Bedroom 3 is a double bedroom, with neutral walls and carpet underfoot. A window provides natural light, and the room offers flexibility for use as a bedroom or study.

Bedroom 4

9'0" x 8'3"

Bedroom 4 is a cosy space suitable for a bedroom or to use as a study. It has neutral décor, carpeted flooring, and a window creating a bright and practical room.

Family Bathroom

9'0" x 4'2"

The family bathroom is fitted with a white suite including a bath with shower screen, a modern basin set within a vanity unit, and a WC. Walls are tiled in a neutral tone creating a fresh and contemporary feel.





41 Poplar Crescent, Norton, Stourbridge, DY8 3BA

Rear Garden

The rear garden is a well-maintained outdoor space featuring an expanse of artificial lawn bordered by mature shrubs and trees. It includes a generous patio area adjacent to the conservatory, making it ideal for outdoor dining and relaxation in a private setting.

Front Exterior

The front exterior presents a traditional brick frontage with half-timbered detailing on the upper floor. It features a driveway providing off-road parking and an integrated garage with an up-and-over door, combining practicality and kerb appeal.

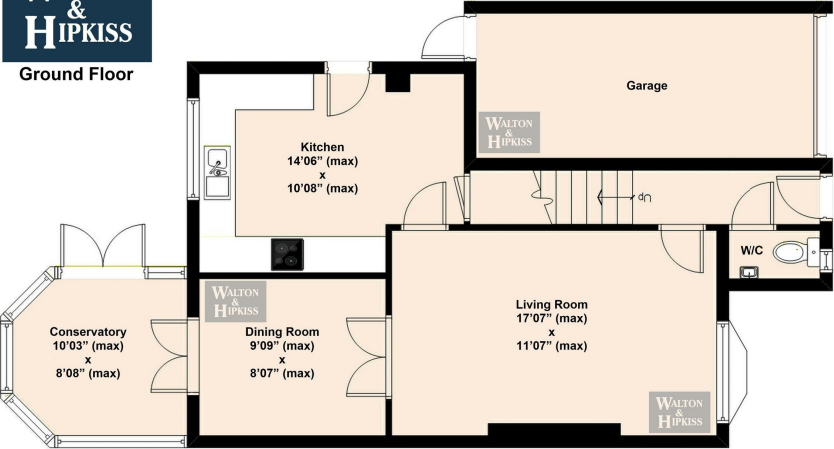
Garage

The garage is an integral part of the property, accessed via the driveway. It offers a secure space for vehicle storage or additional storage needs, with potential for conversion subject to planning.





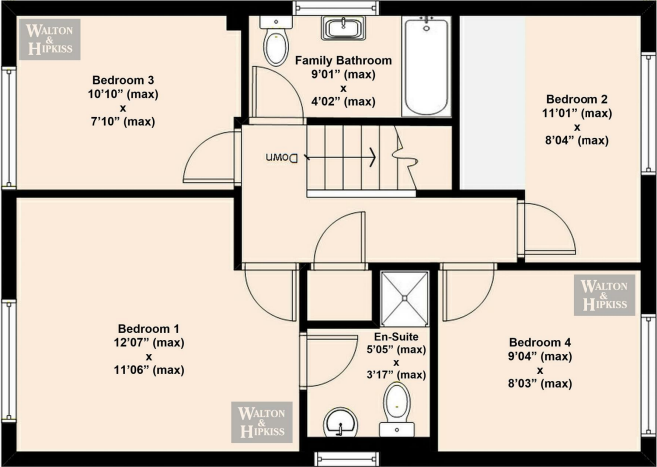
Ground Floor



This floor plan is copyright of Walton & Hipkiss. The floor plan is approximate & not drawn to scale, but is to be used for identification purposes only and does not form part of any contract of sale.



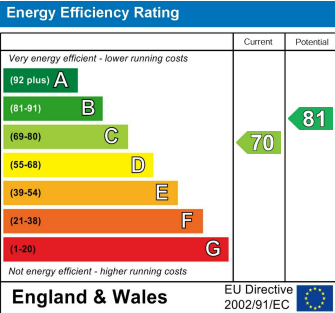
First Floor



This floor plan is copyright of Walton & Hipkiss. The floor plan is approximate & not drawn to scale, but is to be used for identification purposes only and does not form part of any contract of sale.

IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale but is to be used for identification purposes only and does not form part of any contract of sale. All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances. Therefore, prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues, or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.

EPC Rating: C
Council Tax Band: E



CONTACT

13 Hagley Road
Stourbridge
West Midlands
DY8 1QH

E: soffice@waltonandhipkiss.co.uk
T: 01384 392371
<https://www.waltonandhipkiss.co.uk/>

