



**8 Dale Road, Stourbridge**  
Stourbridge

Offers Over £350,000



This well presented and thoughtfully extended semi detached family home is situated on the ever-popular Dale Road in Norton and offers generous, versatile accommodation ideal for modern living. **The property is offered with no upward chain**, making it an excellent opportunity for a straightforward purchase.

The property is approached via a block paved driveway providing off-road parking for several vehicles and opens into a large and welcoming reception hall finished with stylish Karndean flooring, setting the tone for the quality found throughout the home. A spacious extended lounge offers ample room for both relaxation and entertaining, with a dedicated study space positioned to the rear, perfect for home working or quiet reading. Patio doors from the lounge open directly onto the landscaped rear garden, creating an excellent connection between indoor and outdoor living.

The heart of the home is the modern open plan kitchen/diner, fitted with some integrated appliances and designed for both everyday family life and hosting, with plenty of space for dining and socialising. A side passageway has a particularly useful utility and laundry area, keeping appliances neatly tucked away, while also providing access to a convenient downstairs WC. To the rear of the property is a charming garden room which enjoys views over the garden.

To the first floor, the property continues to impress with three well-proportioned double bedrooms, all offering comfortable and versatile accommodation. The shower room is fitted with a modern white suite and features a large walk-in shower, finished to a high standard. Outside, the rear garden has been carefully landscaped to provide a wonderful outdoor space, with a paved patio ideal for entertaining, a well-kept lawn and mature borders that offer year-round interest.

**Agents note:** There are ten solar panels on the rear aspect of the roof, which provide some free electricity to the house. These are not included in the sale price and are offered as an option to purchase which would transfer the remaining 9 years of maximum-rate Feed In Tariff (FIT) payments.

#### **Room Dimensions:**

**Reception Hall** - 3.42m x 2.56m

**Lounge** - 6.81m x 3.42m max

**Kitchen / Diner** - 8.14m x 2.25m max

**Side Passage/Utility area** - 7.22m x 1.42m

**WC** - 1.19m x 0.68m

**Garden Room** - 2.26m x 1.78m

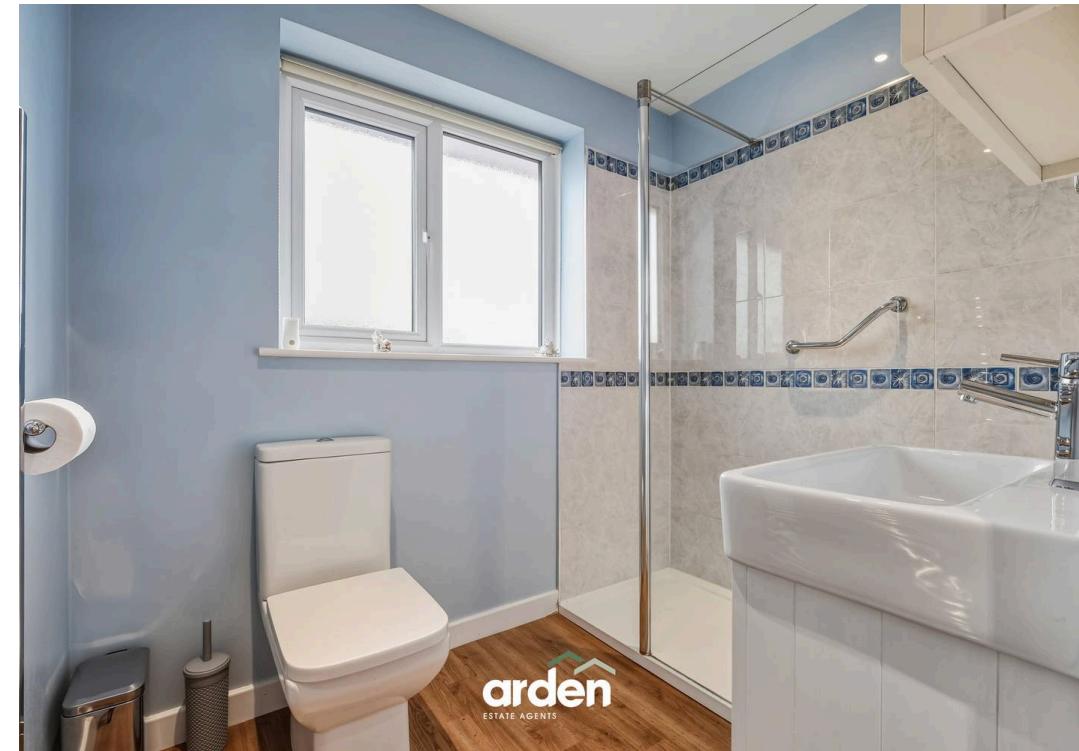
#### **Stairs To First Floor Landing**

**Master Bedroom** - 3.79m x 3.43m

**Bedroom 2** - 3.65m x 3.03m max

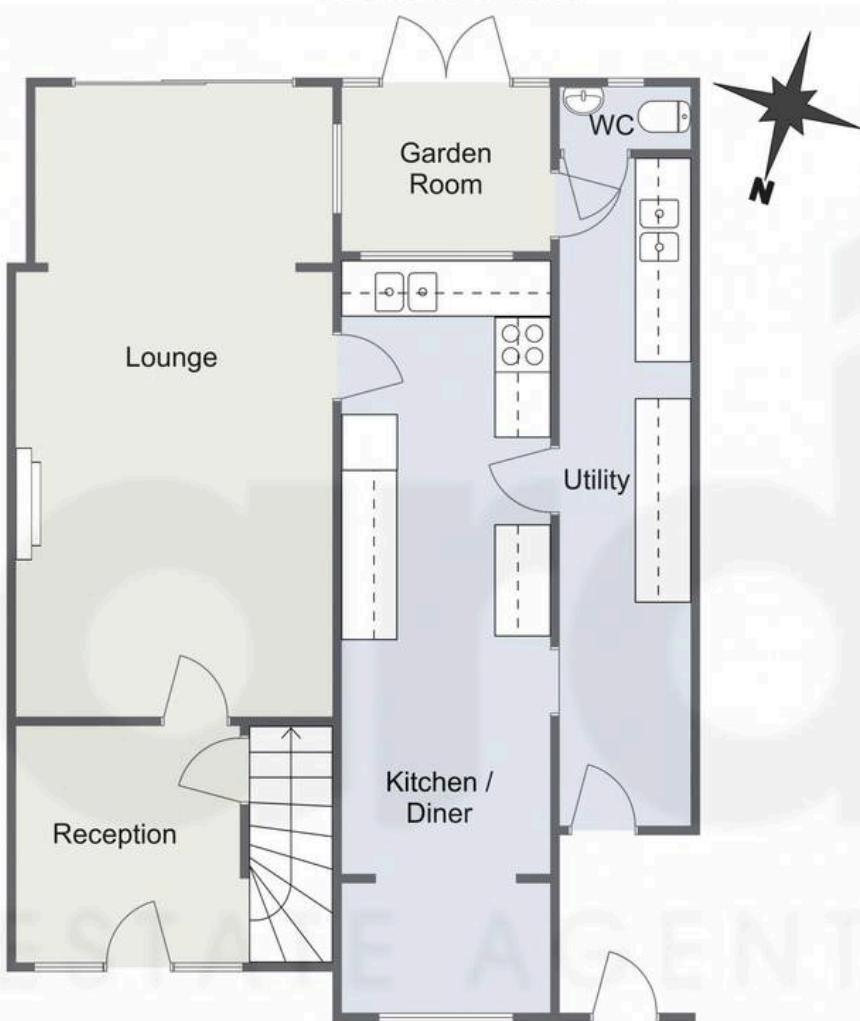
**Bedroom 3** - 3.79m x 2.26m

**Shower Room** - 2.57m x 2.23m max



# Dale Road, Stourbridge

## Ground Floor



## First Floor



**Total Area Approx**  
**111.3 Sq M**  
**1198.0 Sq Ft**

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.  
Floor Plans made using RoomSketcher.



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