

Connells  
01543 262 376  
SALE



Connells

Wallheath Crescent  
Walsall



### Property Description

\*\*\*\*STONNAL VILLAGE LOCATION\*\*\*\*

Wallheath Crescent is situated in the ever popular village of Stonnal just a short drive from Lichfield City. With fantastic transport links nearby, while occupying a semi rural location this property has everything a family needs. The property itself offers an open plan feel downstairs incorporating a lounge with dining area off leading to the kitchen and study/snug. To the first floor there are three bedrooms and a family bathroom. To the rear of the property the garden is mostly laid to astro turf and patio for low maintenance family life with an entertaining space and storage shed. To the fore of the property the driveway can entertain up to four cars.

This really is a must see property so give Connells Lichfield a call to secure your viewing slot.



**Entrance Hall**

7' 10" x 6' 6" ( 2.39m x 1.98m )

**Lounge**

26' 6" x 11' 11" ( 8.08m x 3.63m )

**Dining Room**

13' 1" x 6' 9" ( 3.99m x 2.06m )

**Family Room**

13' 10" x 6' 9" ( 4.22m x 2.06m )

**Kitchen**

9' 5" x 7' 11" ( 2.87m x 2.41m )

**Guest W/C**

**Landing Area**

**Bedroom One**

11' 1" x 9' 9" ( 3.38m x 2.97m )

**Bedroom Two**

12' 2" x 8' 11" ( 3.71m x 2.72m )

**Bedroom Three**

9' 1" x 6' 9" ( 2.77m x 2.06m )

**Family Bathroom**

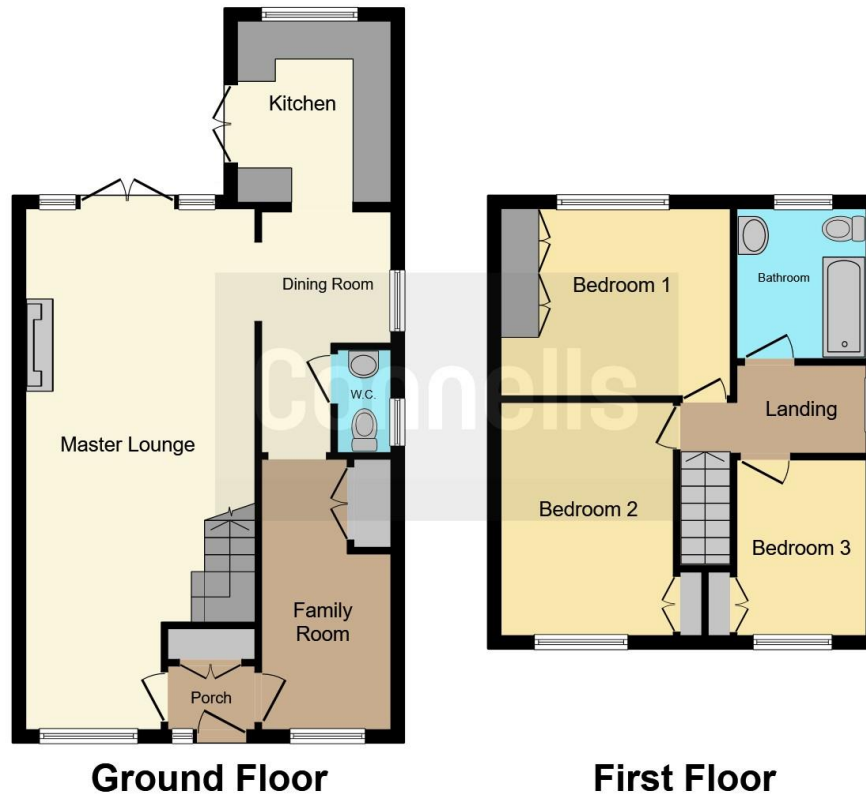
**Rear Garden**

**Driveway For Four Cars**









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01543 262 376**  
**E [lichfield@connells.co.uk](mailto:lichfield@connells.co.uk)**

11 & 13 Bore Street  
 LICHFIELD WS13 6LZ

**EPC Rating: Exempt**

Tenure: Freehold

**view this property online [connells.co.uk/Property/LFD311028](http://connells.co.uk/Property/LFD311028)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LFD311028 - 0005