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12 Wallheath Crescent, Stonnall Offers In The Region Of £435,000

****REDUCED FOR QUICK SALE****

A particularly spacious detached dormer bungalow occupying a generous sized plot in this quiet semi rural village location.

* Fully Enclosed Porch * Reception Hall * Extended Lounge/Dining Room * Fitted Breakfast/Kitchen *
Four Bedrooms * En Suite Shower Room * Principal Bathroom * Side Tandem Garage *
Workshop/Store * Good Sized Garden * Gas Central Heating System * PVCu Double Glazing

Council Tax E
Local Authority -



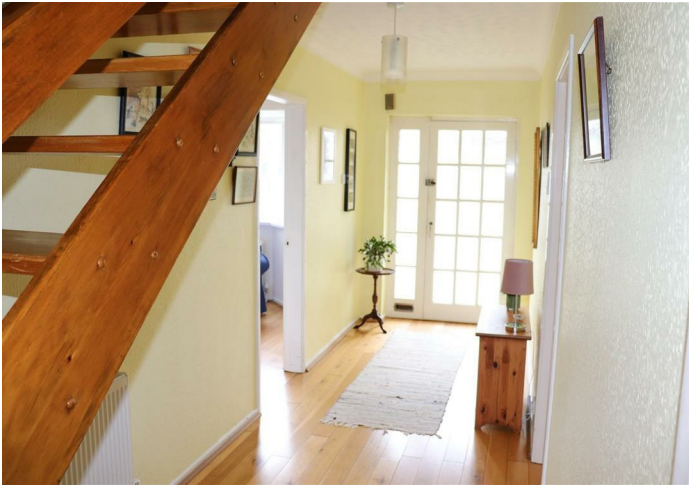
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12 Wallheath Crescent, Stonnall



Reception Hall



Extended Lounge/Dining Room



Extended Lounge/Dining Room



Fitted Breakfast Kitchen



Fitted Breakfast Kitchen



Bedroom One

12 Wallheath Crescent, Stonnall



Bedroom One



Bedroom Two



En Suite Shower Room



Bedroom Three/Sitting Room



12 Wallheath Crescent, Stonnall



Bathroom



Bedroom Four



Bedroom Four



Good Sized Rear Garden



Good Sized Rear Garden



12 Wallheath Crescent, Stonnall

An internal inspection is essential to begin to fully appreciate this particularly spacious extended detached dormer bungalow occupying an excellent sized plot in this sought after semi rural village location.

The area is extremely accessible to all main centres of the West Midlands conurbation with the A5 Trunk and M6 Toll Roads within 4 miles at Brownhills and Shenstone, leading to the M6, M5, M42 and M54.

Stonnall village provides a range of local shops, highly regarded primary school and St Peters Church, whilst main centre shopping is available at Lichfield, Sutton Coldfield and Walsall and a further range of good schools are easily accessible including Friary High School and King Edwards in Lichfield, Shire Oak Academy and St Francis of Assisi Catholic Technology College at Aldridge.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises the following:

FULLY ENCLOSED PORCH

PVCu double glazed door and windows to front elevation, tiled floor and security sensor light.

RECEPTION HALL

frosted glass panelled entrance door, oak floor, central heating radiator, two ceiling light points and storage cupboard off.

EXTENDED LOUNGE/DINING ROOM

7.92m x 3.66m (26'0 x 12'0)

PVCu double glazed window to side elevation, PVCu double glazed sliding patio door to the rear gardens, feature fireplace with gas coal effect fire fitted, two ceiling light points and two central heating radiators.

FITTED BREAKFAST/KITCHEN

4.19m x 3.66m (13'9 x 12'0)

PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, solid wood working surface with tiled surrounds and inset "Belfast" style sink having mixer tap over, space for cooker, plumbing for dishwasher, quarry tiled floor, two ceiling light points, central heating radiator and two storage cupboards off.

BEDROOM ONE

4.27m x 3.23m (14'0 x 10'7)

PVCu double glazed window to rear elevation, range of fitted wardrobes to one wall, central heating radiator, ceiling light point and oak floor.

BEDROOM TWO

3.23m x 2.29m (10'7 x 7'6)

PVCu double glazed window to side elevation, central heating radiator, ceiling light point and oak floor.

EN SUITE SHOWER ROOM

PVCu double glazed frosted window to side elevation, tiled shower enclosure with electric "Triton" shower fitted, vanity wash hand basin with storage cupboard below, WC, tiled floor and ceiling light point.

BEDROOM THREE/SITTING ROOM

4.75m x 3.66m (15'7 x 12'0)

PVCu double glazed bay window to front elevation, additional PVCu double glazed window to side, oak floor, central heating radiator and two wall light points,

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BATHROOM

PVCu double glazed frosted window to rear elevation, "P" shaped bath with shower over, vanity wash hand basin and WC unit with storage cupboard below, tiled floor and walls, heated towel rail and ceiling light point.

FIRST FLOOR LANDING

with ceiling light point.

BEDROOM FOUR

6.55m x 5.05m (21'6 x 16'7)

being 'L' shaped, PVCu double glazed window to rear elevation, central heating radiator, ceiling light point, fitted wardrobes, additional storage cupboards and access to further loft space.

OUTSIDE

TANDEM GARAGE

11.89m x 2.54m (39'0 x 8'4)

up and over door to front, cold water tap, two fluorescent strip lights, PVCu double glazed door and window to side and access to:

WORKSHOP/STORAGE

4.29m x 2.39m (14'1 x 7'10)

double opening doors to front and windows to side.

FORE GARDEN

having block paved double width driveway, lawn and side borders.

GOOD SIZED REAR GARDEN

paved patio area and pathway, security light, shaped lawn, mature well stocked borders, trees and shrubs and feature pergola.

GENERAL INFORMATION

We understand the property is Freehold with vacant possession upon completion.

SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

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