

# CHRIS FOSTER & Daughter

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## 19 Glenwood Rise, Stonnall, WS9 9DZ Guide Price £350,000

A particularly spacious, well presented detached dormer bungalow occupying a quiet cul-de-sac position with stunning views to the rear in this highly sought after semi rural village location close to local amenities.

\* Fully Enclosed Porch \* Spacious Reception Hall \* Lounge/Dining Room \* Conservatory \*  
Luxury Fitted Kitchen \* Three Bedrooms \* Modern Bathroom \* Separate WC \* Garage & Off  
Road Parking \* Gas Central Heating System \* PVCu Double Glazing \* No Upward Chain

Council Tax Band D  
Local Authority - Lichfield



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## 19 Glenwood Rise, Stonnall



Reception Hall



Lounge/Dining Room



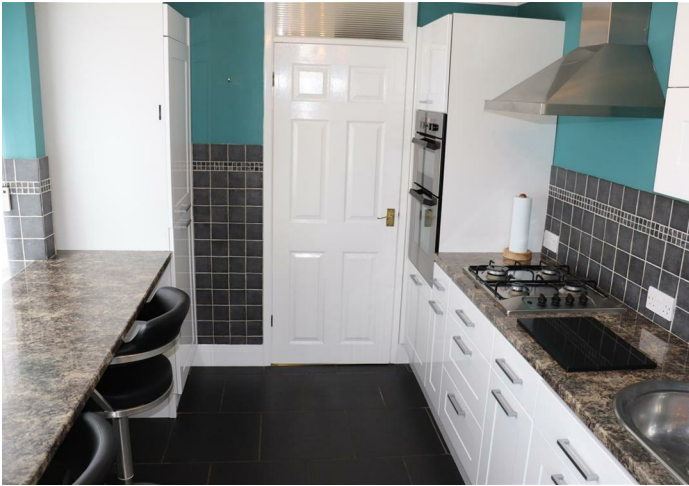
Conservatory



Luxury Fitted Kitchen



# 19 Glenwood Rise, Stonnall



Luxury Fitted Kitchen



Bedroom One



Bedroom One



Bathroom



Bathroom



Bedroom Two



## 19 Glenwood Rise, Stonnall



Bedroom Two



Bedroom Three



Rear Garden



Rear Garden



View To Rear

# 19 Glenwood Rise, Stonnall

An internal inspection is highly recommended to begin to fully appreciate this particularly spacious well presented dormer bungalow that occupies a quiet cul-de-sac position with stunning views towards Lichfield to the rear in this highly sought after semi rural village location and having local amenities close at hand.

Stonnall village provides a range of local shops, highly regarded primary school, St Peters Church village hall and community groups, 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 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.

The area is well served for leisure facilities with Oak Park Active Living Centre in Walsall Wood, cricket and running clubs at 'The Stick & Wicket' behind the church at The Green, Aldridge and Druids Heath Golf Club off Stonnall Road while Stonnall village enjoys a range of community activities. close to the local village amenities.

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 sliding patio door to front elevation, wall light point, tiled floor and access to the garage.

## **SPACIOUS RECEPTION HALL**

PVCu double glazed frosted glass panelled entrance door, PVCu double glazed window to side elevation, two ceiling light points and central heating radiator.

## **LOUNGE/DINING ROOM**

4.72m x 3.61m (15'6 x 11'10)

PVCu double glazed window to the side elevation, two central heating radiators, three wall light points and double glazed sliding patio doors leading to:

## **CONSERVATORY**

4.47m x 2.62m (14'8 x 8'7)

PVCu double glazed double opening doors and window to rear, tiled floor, central heating radiator, light point, fitted blinds to the roof and windows.

## **MODERN FITTED KITCHEN**

3.73m x 2.51m (12'3 x 8'3)

PVCu double glazed bow window to front elevation, range of modern fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, breakfast bar, space and plumbing for washing machine, built in electric double oven, gas hob with stainless steel extractor canopy over, tiled floor, ceiling light point, PVCu double glazed door to side, central heating radiator and wall mounted "Worcester" central heating boiler.

# 19 Glenwood Rise, Stonnall

## BEDROOM ONE

3.66m x 3.45m (12'0 x 11'4)

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

## BATHROOM

PVCu double glazed frosted window to side elevation, corner bath, separate tiled shower enclosure, pedestal wash hand basin, WC, tiled floor, chrome heated towel rail, ceiling spotlights, extractor fan and airing cupboard off.

## FIRST FLOOR LANDING

ceiling light point and access to under eaves storage.

## BEDROOM TWO

3.51m x 3.20m (11'6 x 10'6)

PVCu double glazed window to rear elevation, central heating radiator, ceiling light point and fitted hanging rails.

## BEDROOM THREE

3.25m x 1.57m (10'8 x 5'2)

PVCu double glazed window to rear elevation, central heating radiator and ceiling light point.

## WC

PVCu double glazed frosted window to rear elevation, "Saniflo" WC, wash hand basin, central heating radiator and ceiling light point.

## OUTSIDE

### GARAGE

4.72m x 2.51m (15'6 x 8'3)

double opening doors to front and fluorescent strip light.

### FORE GARDEN

block paved driveway providing ample off road parking and slate border.

### REAR GARDEN

having gated side access, block paved patio, shaped lawn, well stocked borders, trees and shrubs, central display, useful shed, additional rear paved patio and large side workshop.

## 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 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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