



102 Main Street, Stonnall  
WS9 9DX

Downes & Daughters  
ESTATE AGENCY

102 Main Street, Stonnall  
WS9 9DX  
£425,000

Quite simply one of the most beautifully presented and sympathetically renovated properties we have seen in recent years. Stripped back to its bare bones by the current owners and painstakingly refurbished to a standard rarely seen in the current market, with its period styling and inherent charm blending perfectly with some delightful contemporary twists. Centrally located, in this historic village, once frequented by Dick Turpin himself, the property is blessed with some of the most beautiful views the area has to offer. The accommodation now comprises an attractive entrance hallway with replica Minton tiled floor, sumptuous living room with bespoke display shelving, a showpiece kitchen diner and family room with access to the rear garden and an opulent ground floor bathroom. The first floor boasts three bedrooms and a contemporary en suite shower room with delightful views to the rear. There is also a spacious loft that the current owners have considered converting. Externally the property benefits from a neat block paved private driveway to the front and side with vehicular access to the rear. There is an extensive rear garden with two large patio seating areas, neat lawn and stylishly planted borders. All taking full advantage of 'those views'.

Offered for sale with no onward chain, this property really does need to be viewed to appreciate its exceptional nature.

**GROUND FLOOR**

Entrance Hallway With Replica Minton Tiled Floor • Living Room With Bespoke Display Shelving & Moduleo Herringbone Floor • Showpiece Kitchen Diner & Family Room With Access To Rear Garden (continuation of Moduleo flooring) • Opulent Ground Floor Bathroom With Roll Top Claw Footed Bath • Laundry Area

**FIRST FLOOR**

Landing With Access To Large Loft • Bedroom One With Stunning Rural Views • Contemporary En Suite Shower Room • Bedroom Two • Bedroom Three

**OUTSIDE**

Block Paved Private Driveway To Front & Side • Double Gated Vehicular Access To Rear • Extensive Rear Garden • Patio Seating Area With Picket Fence (good secure dog area) • Neat Lawn With Stylishly Planted Borders • Timber Storage Shed • Second Large Patio Area At Foot Of Garden (taking full advantage of the delightful rural views)

**FURTHER INFORMATION**

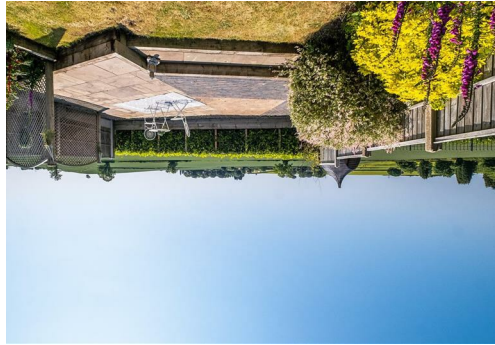
No Onward Chain • Freehold • Council Tax Band ? • Gas Central Heating



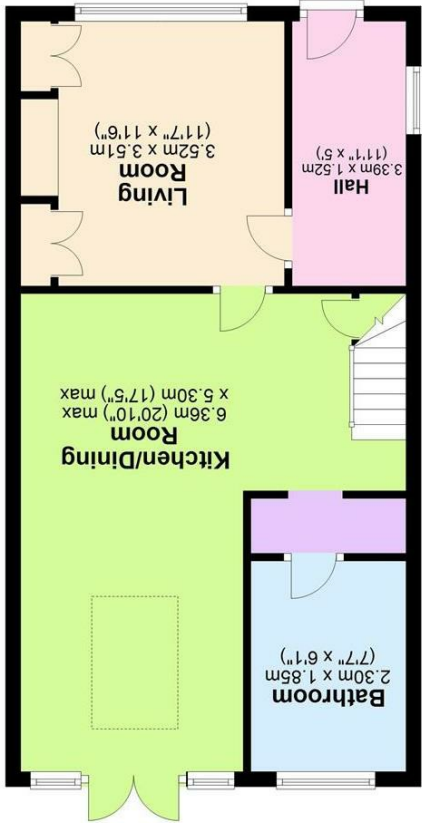
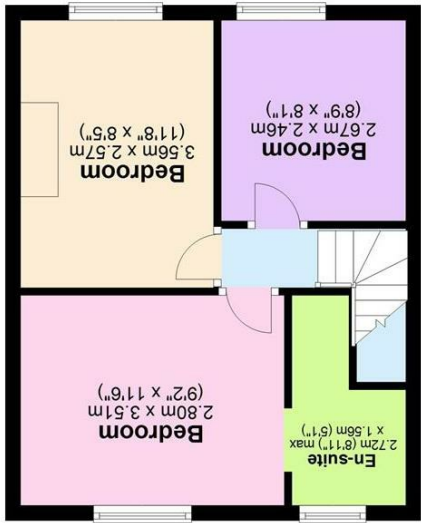




5 Main Street, Whittington, Staffs, WS14 9JU | Tel: 01543 432 099  
 www.downesanddaughters.co.uk



Total area: approx. 84.1 sq. metres (905.4 sq. feet)



Approx. 33.0 sq. metres (354.8 sq. feet)

Approx. 51.2 sq. metres (550.7 sq. feet)

Environmental Impact (CO <sub>2</sub> ) Rating	
Client	Domestic
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 pphs)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

Energy Efficiency Rating	
Client	Domestic
Very energy efficient - lower running costs	(92 pphs)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	