



10 St. Peters Close, Stonnall,  
Walsall, WS9 9EN

**£575,000**

# Stonnall

£575,000



Set in a sought-after Cul-de-Sac location in Stonnall and offered for sale with no onward chain, this impressive, detached house boasts well-proportioned and neatly presented accommodation with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor and guest WC off, light and airy living room with window to the front elevation, feature fireplace with gas fire inset and double doors leading into the separate dining room which has patio doors leading into the conservatory which overlooks the rear garden.

Completing the ground floor there is a well-appointed kitchen with a range of wall/base units, integrated double oven and hob with extractor over, plumbing for a dishwasher and archway into the useful utility/breakfast area with further fitted units, breakfast bar, plumbing for a washing machine and door to the rear garden.

To the first floor, there are four excellent bedrooms (three of which feature fitted wardrobes) and the well-equipped bathroom which has tiled walls and features a suite comprising WC, bidet, wash basin and bath with mains shower over.

Externally, there is a neatly maintained rear garden which is laid mainly to lawn with a selection of shrubs/bushes and a block paved patio area and there is driveway parking to the front of the property with access to the double garage via electric sectional garage doors.





## Property Specification

Lounge -	4.50m (14'9") x 4.13m (13'7")
Dining Room -	3.22m (10'7") x 3.13m (10'3")
Kitchen -	3.13m (10'3") plus recess x 2.80m (9'2")
Breakfast/Utility Area -	2.20m (7'2") x 2.13m (7')
Conservatory -	3.53m (11'7") x 2.91m (9'6") max
Bedroom 1 -	3.68m (12'1") x 3.22m (10'7")
Bedroom 2 -	4.03m (13'2") x 2.75m (9')
Bedroom 3 -	2.85m (9'4") x 2.09m (6'10")
Bedroom 4 -	2.42m (7'11") x 2.31m (7'7")
Bathroom -	3.18m (10'5") x 1.60m (5'3")
Double Garage -	5.93m (19'5") x 5.15m (16'11")

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 13th February 2024

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: F

Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

## Map Location

