



Lazy Hill, Stonnall
Walsall, WS9 9DT

£725,000

Stonnall

£725,000



Set in a highly sought after location, within easy reach of excellent schools, amenities and transport links, this stunning barn conversion offers spacious and immaculately presented accommodation, bristling with charm and character throughout and an internal viewing is 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, fabulous light and airy lounge / dining room with feature window to the side, French windows into the garden and attractive, rustic brick fireplace with gas fire inset. Completing the ground floor there is the open-plan kitchen / family room which has a range of base / larder units, integrated dishwasher, space for a range cooker and American style fridge / freezer and doorway through to the useful utility room. There is under-floor heating throughout the ground floor of the property. Stairs lead from the hallway to the landing which features a built in storage cupboard and gives access to the first floor accommodation which includes the generously proportioned principal bedroom with fitted wardrobes and superb en-suite shower room, three further excellent bedrooms (two of which have fitted wardrobes) and the stunning family bathroom which has a white suite comprising WC, wash basin, freestanding bath and shower cubicle with mains shower over. Externally, the neatly maintained garden has a selection of bushes with artificial lawn and paved patio areas and there is gated off road parking.



Property Specification

STUNNING, DETACHED BARN CONVERSION
HIGHLY SOUGHT AFTER LOCATION
BRISTLING WITH CHARM AND CHARACTER THROUGHOUT
SPACIOUS LOUNGE / DINING ROOM WITH FEATURE
FIREPLACE
OPEN-PLAN KITCHEN / FAMILY ROOM

Lounge / Dining Room 7.76m (25'6") x 4.67m (15'4")

Hall

Family Room 4.67m (15'4") x 4.16m (13'8")

Kitchen Area 4.88m (16') x 3.04m (10')

Utility 3.08m (10'1") x 2.36m (7'9")

WC

Bedroom 1 4.79m (15'9") x 4.36m (14'4")

En-suite 2.90m (9'6") x 1.77m (5'10")

Bedroom 3 3.68m (12'1") x 2.73m (8'11")

Landing

Bedroom 4 4.16m (13'8") into wardrobes x 2.46m (8'1")

Bathroom 2.81m (9'3") x 2.15m (7'1")

Bedroom 2 4.88m (16') into wardrobes x 3.16m (10'4")

Cupboard

Wardrobe

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:

Viewer's Note:

Services connected: Gas, Electricity, Water & 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) A		
(81-91) B		
(69-80) C		
(55-68) D	70	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Map Location

