



59 Wallheath Lane, Stonnall,
Walsall, WS9 9HR

Offers Over £375,000

Stonnall

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Set in a highly sought after semi-rural location with pleasant field views to the front and rear, this fabulous, link-detached property boasts immaculately 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, stunning open-plan kitchen/living room with the kitchen area featuring a range of wall/base units, breakfast bar, integrated fridge, dishwasher and space for a Range style cooker and with the living area having French windows to the rear and patio doors leading into the spacious sunroom which overlooks the rear garden. Completing the ground floor there is the good-sized utility room which has further fitted units, stainless steel sink and drainer, plumbing for a washing machine, access to garage and under-stairs storage and door leading into the rear garden.

To the first floor there are three excellent bedrooms (two of which have fitted/built in storage space) and the stunning shower room with suite comprising WC, wash basin and double walk-in shower cubicle with mains shower fitted.

Externally, the neatly maintained rear garden is laid mainly to lawn with a block paved patio area and there is driveway parking to the front of the property with access to the garage.





Property Specification

Hall -	2.30m (7'7") x 2.00m (6'7")
Open-Plan Living Room/Kitchen -	7.24m (23'9") x 6.02m (19'9") max
Utility -	5.85m (19'2") x 2.29m (7'6")
WC	
Sunroom -	4.04m (13'3") x 3.02m (9'11")
Bedroom 1 -	3.56m (11'8") plus wardrobe x 3.02m (9'11")
Bedroom 2 -	3.56m (11'8") x 2.90m (9'6")
Bedroom 3 -	3.02m (9'11") x 2.67m (8'9") plus recess
Shower Room -	2.67m (8'9") x 1.83m (6')
Garage -	4.50m (14'9") x 2.36m (7'9") plus recess

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: 17th April 2024

Viewer's Note:

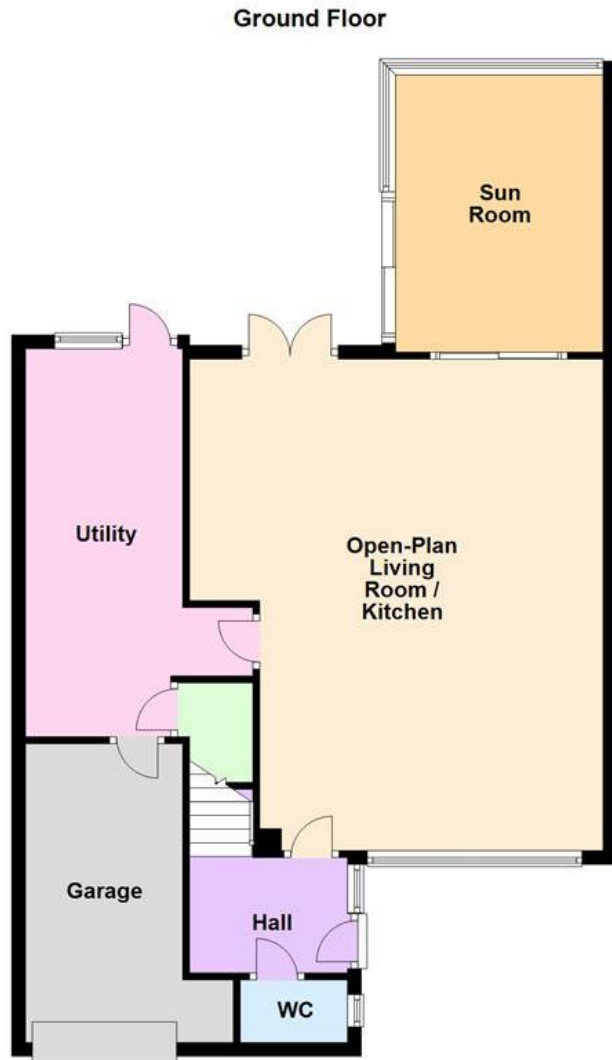
Services connected: Gas, Water, Electric & Drainage

Council tax band: D

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		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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

