



13 Glenwood Rise, Stonnall,  
Walsall, WS9 9DZ

Offers in the Region Of £365,000



# Stonnall

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Glenwood Rise is situated in a much sought after cul-de-sac position in Stonnall and should be viewed at the earliest possible opportunity.

The property is approached via a driveway giving the occupier the advantage of off-road parking and leads to the welcoming porch entrance. Internally, the accommodation benefits from a pleasant size hallway with doors off.

To the front of the bungalow is the kitchen being fitted with a range of wall and base and has window overlooking front elevation. The kitchen also gives access to the side lobby which is currently being used as a laundry area.

Continuing through the property there is a pleasant lounge which benefits from a feature fire surround and also gives access into the delightful conservatory.

There are also two good sized bedrooms and family bathroom.







## Property Specification

Porch

Hallway

Kitchen - 12' 4" x 8' 0" (3.75m x 2.45m)

Lounge - 15' 5" x 11' 11" (4.71m x 3.63m)

Conservatory - 14' 8" x 7' 5" (4.46m x 2.25m)

Bedroom One - 12' 4" x 8' 0" (3.75m x 2.45m)

Bedroom Two - 10' 6" x 8' 0" (3.19m x 2.45m)

Bathroom

Garage

Driveway

Impressive Rear Garden

### 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: 10th July 2024

### Viewer's Note:

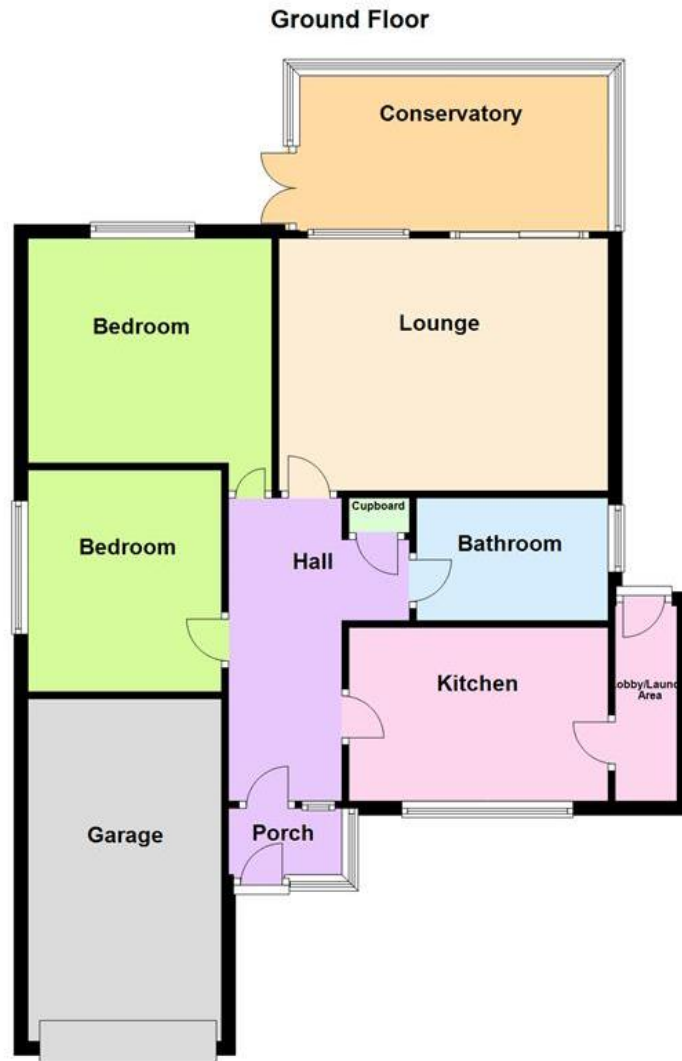
Services connected: All mains services connected.

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+)                                       | <b>A</b> |           |                         |
| (81-91)                                     | <b>B</b> |           | <b>86</b>               |
| (69-80)                                     | <b>C</b> | <b>69</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

