



2 Stencills Drive,  
Walsall, WS4 2HP

Offers in the Region Of £450,000



# Walsall

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Occupying a generous corner plot in a highly sought after residential location, within easy reach of amenities, schools and transport links this fabulous, detached bungalow has been tastefully extended and refurbished by the current owner, boasting immaculately presented accommodation with an internal viewing essential to fully appreciate the property on offer.

Approached by an attractive pathway leading to the front door, internal inspection reveals a porch with feature flooring and stylish double doors leading into the welcoming entrance hallway which has attractive herringbone style flooring (a feature found through the lounge and kitchen/diner too) and access to a useful study/office space with roof lantern and French windows to the rear garden. A doorway leads from the hallway into the spacious living room which is bathed in light from three windows and has a feature fireplace and door leading into the stunning open-plan kitchen/dining room which boasts a wide range of fitted units, quartz worktops, integrated fridge, freezer, wine cooler, dishwasher, washing machine, microwave oven, warming drawer, oven and 5-ring gas hob, space for a dining table, two sets of bifold doors to the rear garden and access to a useful storage space.

Completing the accommodation there are three bedrooms - two generous double bedrooms and a single - and the superb, well-equipped bathroom which has tiled walls and flooring and suite comprising WC, wash basin, bath with shower mixer tap and shower cubicle with mains shower over.

Externally, there are neatly maintained, predominantly lawned gardens and driveway parking to the front of the property.







## Property Specification

Hall

Living Room - 7.12m (23'4") max/4.26m (14'0") min x 5.50m (18'1") max/2.16m (7'2") min

Open-Plan Kitchen/Diner:

Kitchen Area - 5.24m (17'2") x 3.18m (10'5")

Dining Area - 2.92m (9'7") x 2.02m (6'8")

Bedroom 1 - 4.05m (13'4") x 3.63m (11'11")

Bedroom 2 - 3.65m (12') x 2.86m (9'5")

Bedroom 3 - 2.86m (9'5") x 2.17m (7'2") max

Bathroom - 2.69m (8'10") x 2.24m (7'4")

Study/Office Area - 3.12m (10'3") x 2.34m (7'8")

Storage - 2.43m (8') x 2.40m (7'10")

### 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: 20th May 2024

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: E

Tenure: Freehold

# Floor Plan

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

Ground Floor



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			97
(81-91) <b>B</b>			87
(69-80) <b>C</b>		75	
(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

