



14 Glenwood Rise, Stonnall,  
Walsall, WS9 9DZ

Offers in Excess of £500,000

# Stonnall

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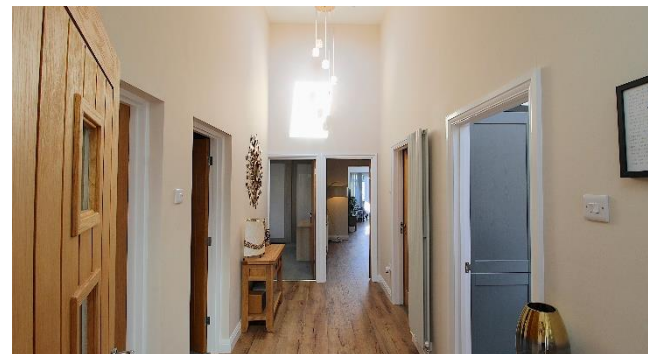
Set in a quiet cul-de-sac location in the ever-popular village of Stonnall, this exquisite, detached bungalow truly epitomises the term "The WOW Factor" - with its stylish kerb appeal and contemporary interior design - an internal viewing is essential to fully appreciate all it has to offer.

Internal inspection reveals a generously sized porch which gives way to the bright and welcoming entrance hallway - a real feature of the home. The fabulous open-plan lounge/dining room is bathed in light with two feature skylights, Karndean flooring, a stunning log burner, air conditioning unit and French windows with views over the rear garden.

To the front of the property is the exquisite breakfast kitchen with a fantastic range of fitted units with central island and boasting two integrated ovens as well as a microwave oven, induction hob, fridge, freezer, dishwasher and sky lights and is further complemented by a separate utility area.

Completing the accommodation, bedroom one is a generous double bedroom with air conditioning, French windows to the rear, fitted wardrobes and ensuite shower facilities and there are two further excellent bedrooms (both of which feature fitted wardrobes) and the luxury bathroom with a range of fitted units and white suite comprising WC, wash basin and bath with shower mixer tap fitment.

Externally, the enclosed rear garden, which has an open aspect to the rear and is not overlooked, is approached via paved patio area with steps that lead to the lawn area with timber shed to the rear and fencing to neighbouring boundaries, whilst to the fore the block paved drive gives way to the garage with automated roller shutter door.





## Property Specification

Porch

Hallway

Lounge/Dining Room - 8.30m (27'3") x 4.70m (15'5")  
max/3.98m (13'1") min

Breakfast Kitchen - 4.64m (15'3") x 3.64m (11'11")

Utility - 4.45m (14'7") x 0.80m (2'8")

Bedroom 1 - 4.34m (14'3") max x 4.00m (13'1") max into wardrobe

Ensuite - 2.45m (8') max  
x 1.70m (5'7") max

Bedroom 2 - 3.42m (11'3") x 3.17m (10'5")  
into wardrobe

Bedroom 3 - 3.15m (10'4") into wardrobe  
x 2.45m (8')

Bathroom - 3.78m (12'5") x 1.70m (5'7")

Garage - 4.82m (15'10") x 2.50m (8'3")

### 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: 2nd July 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+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>72</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

