



Garnet Close, Stonnall  
Walsall, WS9 9EL

Offers in the Region Of £375,000

# Stonnall

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Set in a sought-after Cul-de-Sac location, in the ever-popular village of Stonnall, with pleasant views to the rear and offered for sale with no onward chain, this superb, detached bungalow provides neatly presented accommodation, with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with access to useful built in storage cupboard, light and airy lounge / dining room with window to the front elevation and patio doors leading into the good-sized conservatory which overlooks the rear garden and a well-appointed breakfast kitchen which features a range of fitted units, breakfast bar, integrated oven and hob with extractor over, plumbing for a washing machine and door to the rear garden.

Completing the accommodation there are two double bedrooms with fitted wardrobes and the bathroom with suite comprising WC, wash basin and bath with shower mixer tap.

Externally, the rear garden is laid mainly to lawn with a decked area and a selection of shrubs / bushes and there is driveway parking with access to the detached garage.





## Property Specification

Hall

Lounge / Dining Room

6.95m (22'10") max into bay  
x 3.00m (9'10") max

Conservatory

4.48m (14'9") x 2.26m (7'5")

Breakfast Kitchen

3.44m (11'3") x 2.39m (7'10")

Bedroom 1

3.35m (11') x 3.14m (10'4")

Bedroom 2

3.40m (11'2") x 2.76m (9'1")

Bathroom

2.15m (7'1") x 1.82m (6')

Detached Garage

5.18m (17'0") x 2.36m (7'9")

## Viewer's Note

Services connected:

Gas, electricity, water and drainage.

Council tax band:

D

Tenure:

Freehold

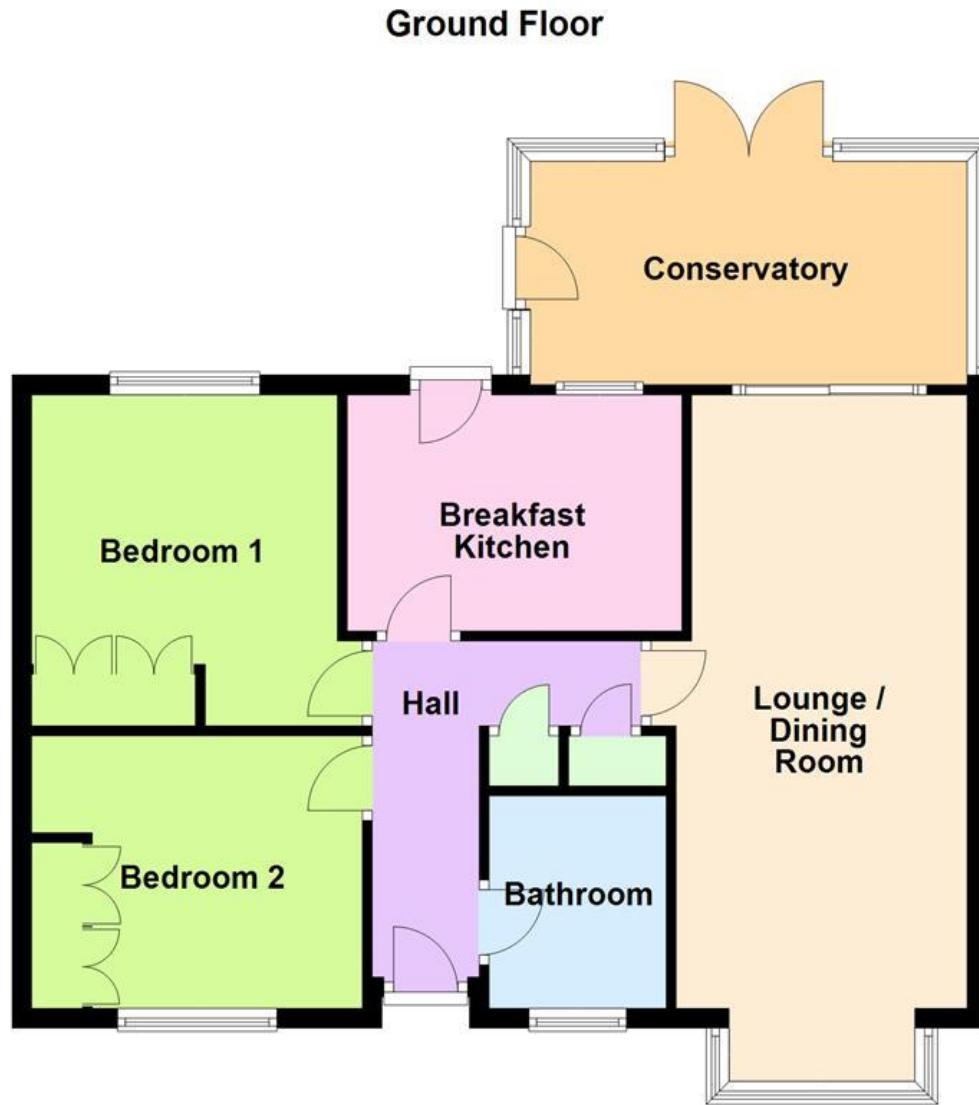
## Agent's Note

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: 18th July 2024

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

