



Bluebell Road, Upper Stonnall
Walsall, WS9 9EU

Offers in the Region Of £430,000

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Set in a popular residential location, within easy reach of amenities, schools and transport links, this detached property offers well-presented accommodation, ideally suited to being a superb family home and an internal viewing is highly recommended to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor and guest WC off, light and airy living room with square bay to the front elevation, feature fireplace with gas fire inset and door to the separate dining room with patio door leading into the rear garden.

Completing the ground floor there is the well-appointed kitchen which features a range of wall / base units, integrated dishwasher, oven and hob with extractor over, space for a dining table and door into the tandem garage which gives access to the useful utility room.

To the first floor, bedroom one is a generous double bedroom with fitted wardrobes and access to a good sized ensuite shower room and there are two further bedrooms and the fully tiled family bathroom with suite comprising WC, wash basin and bath with shower over.

Externally, the neatly maintained rear garden enjoys a tree lined aspect to the rear and is laid mainly to lawn with a selection of shrubs / bushes and a paved patio area and there is driveway parking to the front of the property with access to the garage via an electric roller shutter door.





Property Specification

Hall

Lounge 5.64m (18'6") into bay x 3.80m (12'6")

Dining Room 3.11m (10'2") x 2.92m (9'7")

Kitchen 3.53m (11'7") max x 2.78m (9'1")

Utility 2.40m (7'10") x 1.48m (4'10")

WC

Garage 9.63m (31'7") x 2.59m (8'6")

Landing

Bedroom 1 3.71m (12'2") x 3.62m (11'11")

En-suite 2.03m (6'8") x 1.88m (6'2") excl. recess

Bedroom 2 3.71m (12'2") x 2.77m (9'1")

Bedroom 3 2.77m (9'1") x 2.08m (6'10")

Bathroom 2.85m (9'4") x 1.64m (5'4")



Viewer's Note

Services connected: Gas, electricity, water and drainage.
Council tax band: E 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:



Floor Plan

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



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

