



7 Garnet Close, Stonnall,  
Walsall, WS9 9EL

Offers in the Region Of £599,950

# Stonnall

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Set in a sought-after cul-de-sac location in the ever-popular village of Stonnall, this impressive, detached house offers the best of both worlds with open fields a short stroll away, yet retaining easy access to amenities, transport links and highly regarded schools.

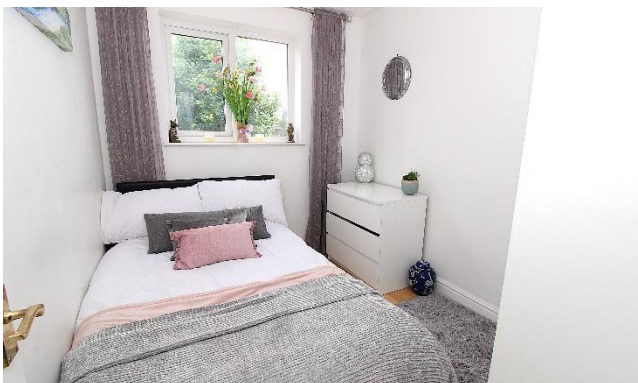
Internal inspection reveals a welcoming entrance hallway with stairs to first floor and access to guest WC, superb sitting room with bay window to the front elevation and further good-sized lounge with feature fireplace housing a wood burning stove and having patio doors leading into the conservatory which overlooks the rear garden.

Completing the ground floor there is the beautifully appointed kitchen/diner which features a range of wall/base units, integrated dishwasher, space for a range-style cooker, door to rear garden and access to useful utility/storage with versatile study/hobby/playroom beyond.

To the first floor, bedroom one is a generous double bedroom with stylish fitted wardrobes and access to an ensuite shower room and there are four further bedrooms and the family bathroom with fitted storage and suite comprising WC, wash basin and bath with shower fitment.

Externally, the beautifully maintained rear garden has a lawned area with attractive patio seating areas and a feature raised bed and there is driveway parking to the front of the property.





## Property Specification

Hall	
WC	
Sitting Room -	3.55m (11'8") x 3.36m (11') max into bay
Lounge -	3.97m (13') x 3.55m (11'8")
Conservatory -	3.23m (10'7") x 2.65m (8'8")
Kitchen/Diner -	5.48m (18') x 2.82m (9'3") max
Utility/Storage -	2.33m (7'8") x 1.36m (4'6")
Study/Hobby/Playroom -	3.68m (12'1") x 2.33m (7'8")
Bedroom 1 -	3.92m (12'10") x 2.78m (9'1") plus recess
En-suite -	1.88m (6'2") x 1.63m (5'4")
Bedroom 2 -	3.59m (11'9") into wardrobes x 2.96m (9'9")
Bedroom 3 -	3.04m (10') x 2.33m (7'8")
Bedroom 4 -	2.88m (9'5") x 2.33m (7'8")
Bedroom 5 -	2.96m (9'8") x 2.03m (6'8")
Bathroom -	2.88m (9'5") x 1.90m (6'3")

### 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: 9th September 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



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>	<b>71</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

