



171 Main Street, Stonnall,
Walsall, WS9 9EE

£615,000

Stonnall

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Boasting stunning, open field views to the front and set within easy reach of schools, amenities and transport links, this fabulous, detached family home offers well-proportioned and beautifully presented accommodation with an internal viewing essential to fully appreciate all it has to offer.

Accessed via an attractive arched front door, internal inspection reveals a welcoming entrance hallway with stairs to first floor, a potential study area and guest WC off, spacious open-plan lounge/dining room with bay window to the front elevation and double-glazed door leading into the rear garden. There is a well-appointed breakfast kitchen which features a range of wall/base units, integrated fridge, double oven, hob with extractor over, plumbing for a dishwasher, space for a breakfast table and access to useful utility room with further fitted units, plumbing for a washing machine and space for tumble dryer, sink and drainer and door to the rear garden.

To the first floor, bedroom one is a generous double bedroom with spacious built in wardrobe and access to ensuite shower facilities and there are two further excellent double bedrooms and the well-equipped family bathroom with suite comprising WC, wash basin, bath and shower cubicle with electric shower fitted.

Externally, the beautifully maintained rear garden features a selection of shrubs/bushes, neatly manicured lawn and patio seating areas and there is driveway parking to the front of the property with access to additional gated parking beyond leading to a spacious double garage with power, lighting and water supplied and giving access to the versatile space which could be used as an office/study/garden/hobby room.





Property Specification

Porch

Hall - 4.75m (15'7") x 2.57m (8'5")

Potential Study Area

Lounge Area - 5.14m (16'10") max into bay x 3.60m (11'10")

Dining Area - 3.60m (11'10") x 3.47m (11'5")

Breakfast Kitchen -

4.29m (14'1") x 3.08m (10'1") min
(4.64m (15'3") to door)

Utility - 2.73m (8'11") x 1.46m (4'9")

WC - 2.75m (9') x 2.27m (7'5")

Bedroom 1 - 4.35m (14'3") max into bay x 3.60m (11'10")

Ensuite - 2.65m (8'8") x 1.50m (4'11")

Bedroom 2 - 3.60m (11'10") x 3.55m (11'8")
plus 0.08m (0'3") x 0.08m (0'3")

Bedroom 3 - 4.29m (14'1") x 2.70m (8'10")

Bathroom - 2.69m (8'10") x 2.65m (8'8")

Double Garage

Hobby/Garden Room

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage
Council tax band: F
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: 24th September 2024

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+)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

