



10 Bluebell Road, Upper Stonnall,  
Walsall, WS9 9EU

Offers in the Region Of £490,000

# Upper Stonnall

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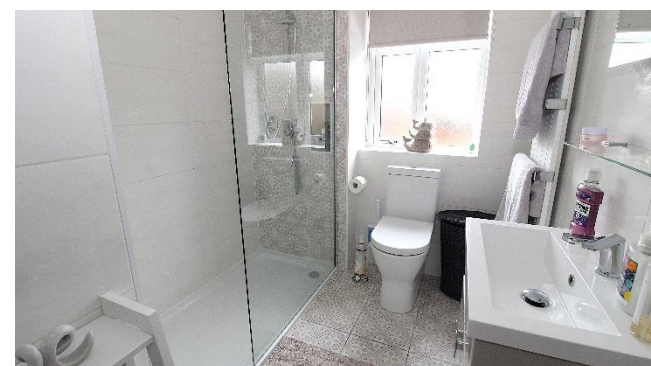
Set in a highly sought after residential location within easy reach of schools, amenities and transport links, this impressive, executive detached property offers well-proportioned accommodation and is immaculately presented throughout, boasting a range of high-quality fixtures and fittings with an internal viewing essential to fully appreciate all it has to offer.

The accommodation includes a welcoming entrance hallway with feature staircase to the first floor, access to guest WC and wood effect flooring which continues through into the light and spacious living room with attractive feature fireplace with living flame gas fire inset and double doors leading into the separate dining room which has French Doors overlooking the rear garden.

Completing the ground floor there is the stunning breakfast kitchen/family room with ceramic floor tiles, a range of fitted units with complimentary worktops, central island with breakfast bar, integrated fridge, freezer and dishwasher, range-style cooker with extractor over, access to the useful utility room (with storeroom beyond) and French Doors to the rear.

To the first-floor bedroom one is a generous double bedroom with a range of fitted wardrobes and access to a superb en-suite shower room with walk in shower and there are four further bedrooms (the smallest of which is currently being used as an office) and the refitted shower room with suite comprising WC, wash basin and walk in shower cubicle.

Externally, the low maintenance rear garden features an attractive patio area and there is a block paved driveway to the front providing off road parking for multiple vehicles.





## Property Specification

|                                 |                                          |
|---------------------------------|------------------------------------------|
| Living Room -                   | 5.02m (16'6") x 3.84m (12'7")            |
| Dining Room -                   | 3.10m (10'2") x 2.92m (9'7")             |
| Breakfast Kitchen/Family Room - | 5.32m (17'6") max<br>x 5.23m (17'2") max |
| Utility -                       | 2.99m (9'10") x 2.42m (7'11")            |
| Storeroom -                     | 2.54m (8'4") x 2.49m (8'2")              |
| Bedroom 1 -                     | 3.71m (12'2") x 3.62m (11'11")           |
| Ensuite -                       | 2.00m (6'7") x 1.88m (6'2")              |
| Bedroom 2 -                     | 4.68m (15'4") max<br>x 3.88m (12'9")     |
| Bedroom 3 -                     | 3.70m (12'2") x 2.83m (9'3")             |
| Bedroom 4 -                     | 3.37m (11'1") max<br>x 2.40m (7'10")     |
| Bedroom 5 -                     | 2.83m (9'3") x 2.08m (6'10")             |
| Shower Room -                   | 2.83m (9'3") x 1.64m (5'5")              |

### 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 February 2025

### 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 |                                                                                                             |           |
| (92-100) <b>A</b>                           |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             | 79        |
| (55-68) <b>D</b>                            | 66                                                                                                          |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC  |           |

## Map Location

