



30 High Land Road,
Upper Stonnall, WS9 9ER

Offers in the Region Of £465,000

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Presenting for sale, a stunning detached bungalow in a sought-after location. The property is in immaculate condition, reflecting the highest standard of living. It is ideally located near local amenities, green spaces, and schools, making it perfect for families or those who appreciate outdoor activities and community living.

The property boasts a generous rear garden, offering significant potential to extend and create a stunning open-plan kitchen, dining, and family living space - designed to be the heart of the home - while still retaining a generous and private outdoor area.

The property includes three well-appointed bedrooms. The first bedroom is a spacious double with an en-suite wet room and fitted wardrobes, offering the perfect retreat after a long day. The second bedroom is also a double, with ample storage space provided by fitted wardrobes. The third bedroom, a good-sized single, continues the theme of plentiful storage with fitted wardrobes.

The property benefits from two bathrooms, one of which is an en-suite wet room attached to the master bedroom. This feature adds a touch of luxury and convenience to the property.

Cooking enthusiasts will appreciate the kitchen's space for a breakfast table and integrated appliances, including an oven, grill, and a gas hob with an extractor over. There's also access to a useful utility area.

The heart of the home is a light and airy L-shaped lounge and dining area. This reception room has plenty of space for relaxation and entertaining.

Externally, the property is just as impressive. It provides off-road parking space and double garage. Overall, this immaculate bungalow provides a luxurious living experience combined with the convenience of a great location. It is a property not to be missed.





Property Specification

Porch -	1.48m (4'10") x 1.25m (4'1")
Hall -	2.00m (6'7") x 0.78m (2'7")
Lounge/Dining Room -	6.86m (22'6") max (plus bay) x 4.75m (15'7") max
Kitchen/Breakfast Room -	3.28m (10'9") x 3.24m (10'8") plus recess
Utility -	2.96m (9'9") x 1.93m (6'4")
Bedroom 1 -	3.52m (11'7") x 3.17m (10'5")
Ensuite Wet Room -	1.85m (6'1") x 1.70m (5'7")
Bedroom 2 -	3.53m (11'7") x 2.66m (8'9")
Bedroom 3 -	3.53m (11'7") x 2.44m (8') max
Bathroom -	2.45m (8') x 1.70m (5'7")
Double Garage -	5.17m (16'11") x 4.97m (16'4")

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: 7th March 2025

Viewer's Note:

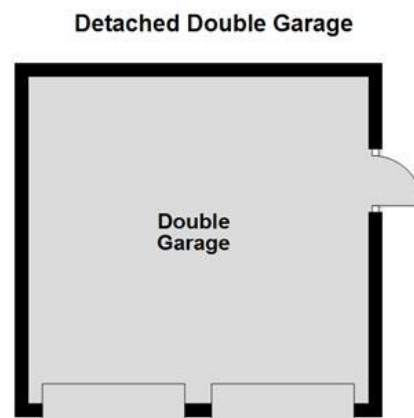
Services connected: Gas, Electric & Water & Drainage

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+) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(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

