



Stonnall Road,  
Walsall, WS9 8JZ

Offers in the Region Of £400,000



# Aldridge

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Paul Carr Estate Agents are pleased to offer for sale this immaculate detached house located in a highly sought-after location. This property offers convenient access to public transport links, nearby schools, and local amenities making it an ideal home for families.

As you step into the property, you are met by a welcoming entrance hallway with stairs to first floor and a built-in storage cupboard. A highlight of the property is the stylish, refitted kitchen. The kitchen is thoughtfully planned and equipped with a range of fitted units, along with an integrated dishwasher, washing machine, oven and gas hob. The kitchen also offers direct access to the rear garden, enhancing the seamless flow of the house.

The property boasts a single reception room, a generous, dual aspect lounge / dining room, which serves as a light and airy space for relaxation and entertainment. The room is graced with a feature fireplace with log burner inset, adding a touch of warmth and homeliness.

The house features three excellent bedrooms, two of which are spacious double bedrooms, while the third room is a compact double bedroom. All rooms are well-proportioned and provide ample space for rest and rejuvenation. The bathroom comes complete with a bath, shower, and wash basin, with a separate WC off the landing for added convenience.

Externally, this property does not disappoint. It features driveway parking to the front with access to a single garage, and an enclosed rear garden, perfect for outdoor enjoyment.

In conclusion, this immaculate detached house combines great location, generous living spaces, and unique features to cater to the modern family's needs. It is indeed a property not to be missed.







## Property Specification

Hall

Lounge / Dining Room 6.71m (22') x 3.60m (11'10")

Kitchen 3.86m (12'8") x 2.27m (7'5")

Garage 5.10m (16'9") x 2.43m (8')

Landing

Bedroom 1 4.12m (13'6") x 3.55m (11'8")

Bedroom 2 4.18m (13'9") x 3.06m (10')

Bedroom 3 3.43m (11'3") x 2.42m (7'11")

Bathroom 2.46m (8'1") x 2.27m (7'5") max

WC 1.39m (4'7") x 0.67m (2'2")

## 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

