



32 Stonehouse Avenue, Willenhall

An Extended & Very Well Maintained Three Bedroom Semi Detached Family House With Scenic Views Over Nature Reserve

32 Stonehouse Avenue, Willenhall, WV13 1AP

Asking Price: £325,000

Tenure: Freehold

Council Tax: Band C – Walsall Council

EPC Rating: D

Total Floor Area: 1001sq feet (93sq meters) Approx.

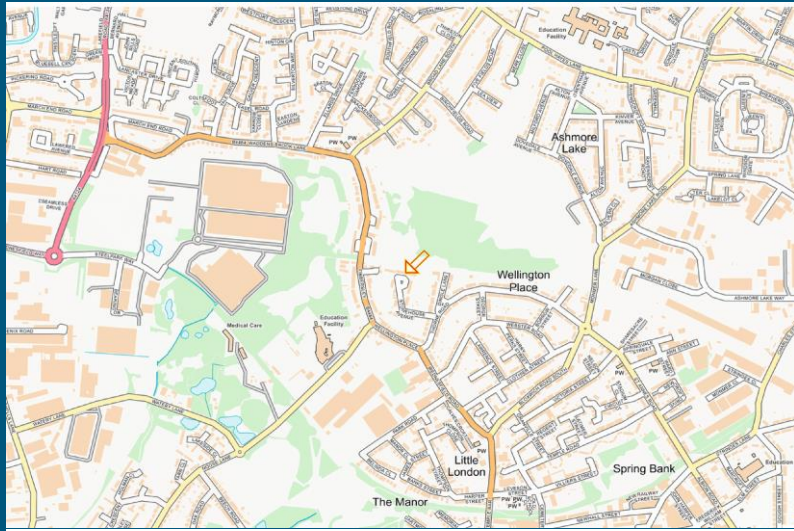
Occupying a prominent position overlooking green at front in this select cul-de-sac with no through traffic and a clear view of the street from the kitchen window. In a popular residential area, this modern semi detached house has been very well maintained over the years to create a first class home, perfect for purchasers requiring a property, ready to just move into!

The current owners have restyled the accommodation to provide a number of high quality fittings throughout including a smart breakfast kitchen with a range of built in Neff appliances, bespoke stone fireplace, neutral & fresh décor throughout, quality carpets and a modern family bathroom.

Having the benefit of gas central heating & double glazing, the accommodation includes entrance hall, fitted cloakroom, breakfast kitchen with a matching suite of modern units, charming spacious living room with bespoke stone fireplace and a separate dining room at rear. From the living room, is a useful walk in cloaks cupboard with storage and provides internal access to the garage with a useful utility at rear. On the first floor there are three bedrooms and the family bathroom has been fitted with a luxury white suite. At the front of the property is a block paved driveway with parking for 2/3 vehicles and leads to the oversized garage with front canopy porch. A special feature of the property is undoubtedly the neatly landscaped mature rear garden which has been designed to create a most scenic setting with pleasant views over the Nature Reserve at rear.

Convenient for the majority of amenities including both Walsall & Wolverhampton City Centre, Stonehouse Avenue will also be within easy access for the upcoming Willenhall Train Station, ideal for commuting to principal towns & cities. The area is served well with schools in both sectors, local bus routes and the facilities at Bentley Bridge are only approx. 1 mile away.

Undoubtedly a superb example of a well-planned good size family house with internal inspection highly recommended, the accommodation further comprises:



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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Entrance Hall: Exterior UPVC double glazed leaded door with matching opaque side window, radiator, coved ceiling and staircase to first floor with storage cupboard below.

Fitted Cloakroom: Fitted with a white suite comprising low level WC, recessed sink unit, tiled walls and matching flooring with double glazed window to front.

Breakfast Kitchen: 11'7" (3.54m) x 10'2" (3.11m)

Ample space for dining table & chairs for six people, the kitchen is fitted with an extensive suite of matching modern light units comprising a range of base cupboards & drawers with matching laminate worktops, suspended wall cupboards with display cabinets & inset lights, Franke stainless steel 1.5 drainer sink unit with mono tap & fitted water filter, a range of built in Neff appliances includes combination electric oven/ grill, dishwasher, refrigerator & 4-ring gas hob with stainless steel extractor hood over, radiator, glass tiled splashbacks, coved ceiling, laminate flooring and double glazed bow window to front.

Living Room: 16' 5" (5.00m) x 14' 3" (4.35m)

A bespoke feature ornamental fireplace with stone surround, marble hearth & down lighting, two radiators, coved ceiling, double glazed picture window to rear with matching exterior door to patio, ideal for entertaining and built in cloaks cupboard providing internal access to the garage.

Dining Room: 12'6" (3.80m) x 11'3" (3.42m)

Two radiators, coved ceiling and double glazed windows to rear.

Garage: 18'8" (5.70m) x 9'5" (2.86m)

Up & Over metal garage door, light and electric points and internal access to the:

Utility: 6' 1" x 10' 7" (1.85m x 3.22m)

Built in double base cupboard with matching worktops, suspended wall cupboards, stainless steel single drainer sink unit, recess & plumbing for both washing machine & tumble dryer, tiled splashbacks, space for freezer, ceramic tiled flooring and PVC double glazed window to rear with matching door leading to rear garden.

First Floor Landing: Large built in airing cupboard, coved ceiling and double glazed opaque window to side. The loft hatch leads to the part boarded loft which houses the gas fired Worcester Bosch central heating boiler.

Bedroom One: 14'8" (4.47m) x 10ft (3.05m)

Built in triple wardrobes with overhead stores, radiator, coved ceiling and large double glazed window to front.

Bedroom Two: 11ft (3.36m) x 9'11" (3.02m)

Radiator, coved ceiling and double glazed window to rear with views over the nature reserve and garden.

Bedroom Three: 7'9" (2.35m) x 6'3" (1.90m)

Built in floor to ceiling wardrobe with overhead stores, together with built in under bed storage, radiator, coved ceiling and double glazed window to rear.

Bathroom: 7'3" (2.22m) x 6'1" (1.85m)

Fitted with a modern white suite comprising p-shaped oversized panelled bath with glass screen, stainless steel power shower & overhead rain shower, low level WC, pedestal wash hand basin with back-lit mirror above, stainless steel bespoke heated towel rail & radiator, stone tiled walls, recessed ceiling spot lights, tiled flooring and double glazed opaque window to front.

Rear Garden: A fully stocked and mature rear garden which has been sympathetically landscaped to provide a most scenic and tranquil setting which includes a shaped centre lawn, flowering borders with a vast variety of shrubs & trees, feature ornamental pool with surrounding rockery & water feature, garden shed, surrounding fencing and hedging with rear gate leading to the Nature Reserve.

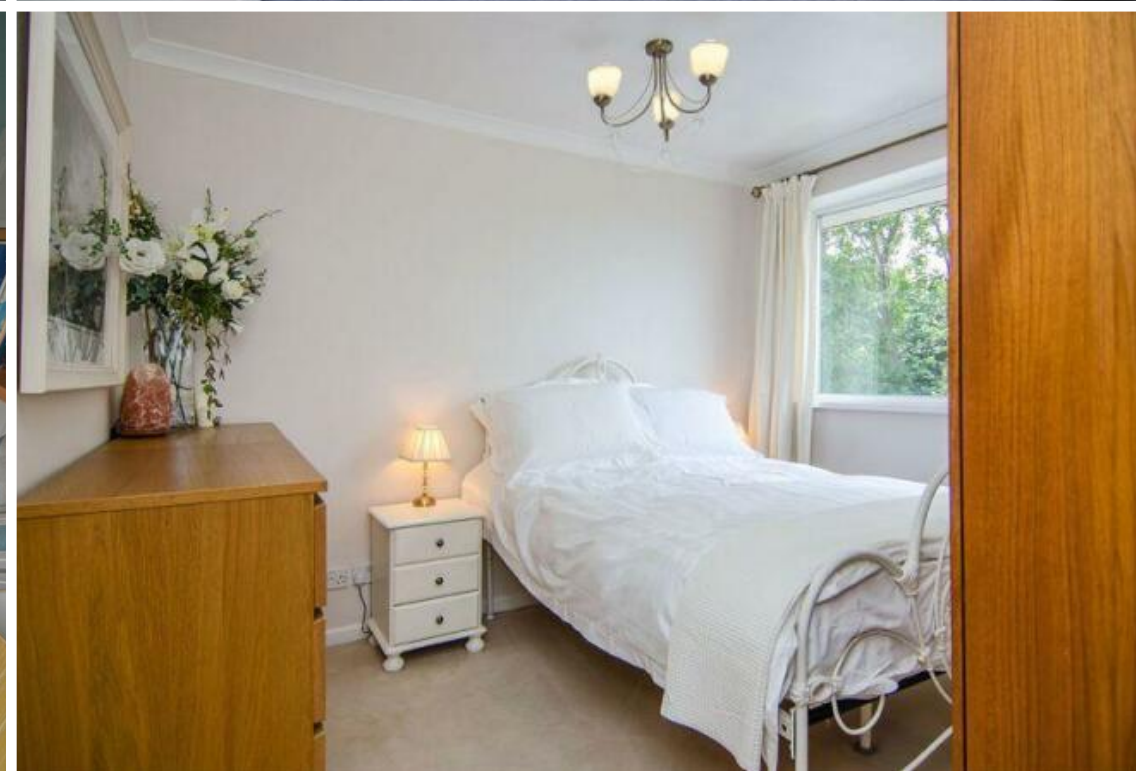




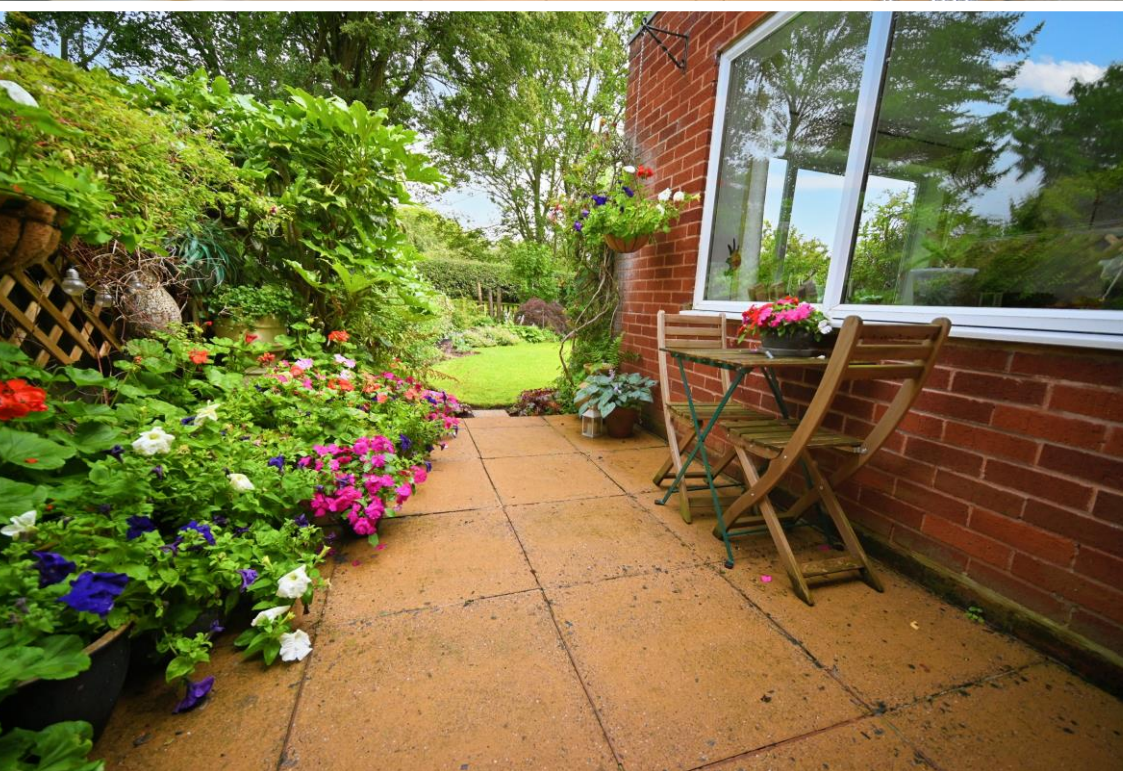














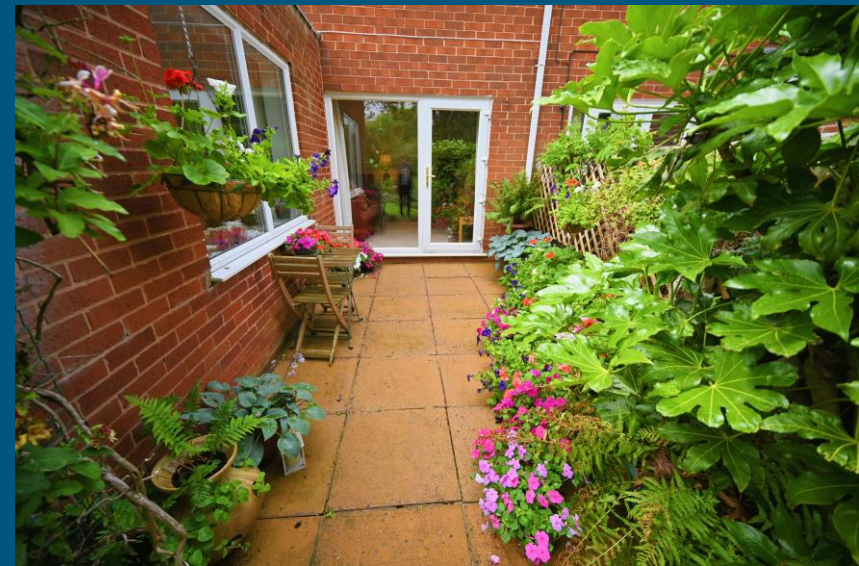


Ground Floor

**Total Floor Area: 1001sq fet
(93sq meters)**



First Floor



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

PROPERTY MISDESCRIPTION ACT 1991
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