



7 St. Peters Close, Stonnall,
Walsall, WS9 9EN

Offers in the Region Of £650,000

Ground Floor:

The welcoming hallway provides access to the principal ground floor accommodation, with stairs rising to the first floor, useful understairs storage and doors leading off. The spacious lounge features a double glazed bay window to the front, two radiators, a gas fireplace and double doors opening into the conservatory. The conservatory benefits from windows overlooking the side and rear, together with French-style doors providing access to the garden. A separate dining room provides a further reception space with a front-facing window. The well-appointed kitchen is fitted with a comprehensive range of wall and base cupboard units, one and a half bowl sink with drainer and mixer tap, and a range of integrated appliances including oven, grill, microwave, dishwasher and fridge. A useful adjoining utility room provides further storage, an additional sink, integrated freezer, washing machine, boiler cupboard and door to the garden. A guest WC completes the ground floor accommodation.

First Floor:

The first floor landing provides access to four bedrooms and the family bathroom, together with loft access and useful built-in storage. Bedroom one benefits from built-in wardrobes, downlighters, a front-facing double glazed window and a private en-suite shower room. The en-suite is fitted with a walk-in shower, low flush WC, wash hand basin and heated chrome towel rail. Bedroom two also benefits from built-in wardrobes and a front-facing window, while bedrooms three and four are positioned to the rear, with bedroom three also benefiting from built-in wardrobes. The family bathroom is fitted with a bath, wash hand basin, low flush WC and heated towel rail, with an obscure rear-facing double glazed window.

Outside:

The property is approached via an attractive front garden, laid mainly to lawn and complemented by established shrubs and mature planting, creating a pleasant and well-maintained frontage. A block-paved driveway provides ample off-road parking and leads to the garage, while a side access gate provides convenient access through to the rear. The generous rear garden offers a lovely private outdoor space, featuring a paved patio and dedicated seating area, with established shrub borders and boundary fencing creating a secluded and enclosed setting. The combination of lawned garden, mature planting and patio provides an excellent space for both relaxing and entertaining. The property also benefits from a substantial integral garage with electric up-and-over door, rear-facing double glazed window and lighting.

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: 1st October 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.



Measurements:

Entrance Hallway

Lounge -	11' 0" x 22' 9"	(3.35m x 6.93m)
Conservatory -	12' 7" x 11' 5"	(3.83m x 3.48m)
Dining Room -	10' 5" x 11' 7"	(3.17m x 3.53m)
Kitchen -	12' 7" x 8' 4"	(3.83m x 2.54m)
Utility Room -	4' 8" x 8' 5"	(1.42m x 2.56m)
Guest WC -	3' 2" x 6' 8"	(0.96m x 2.03m)
Bedroom One -	13' 9" x 11' 3"	(4.19m x 3.43m)
Ensuite -	7' 3" x 6' 2"	(2.21m x 1.88m)
Bedroom Two -	11' 7" x 10' 3"	(3.53m x 3.12m)
Bedroom Three -	8' 8" x 11' 5"	(2.64m x 3.48m)
Bedroom Four -	8' 8" x 8' 4"	(2.64m x 2.54m)
Family Bathroom -	9' 0" x 5' 8"	(2.74m x 1.73m)
Garage -	16' 7" x 16' 5"	(5.05m x 5.00m)

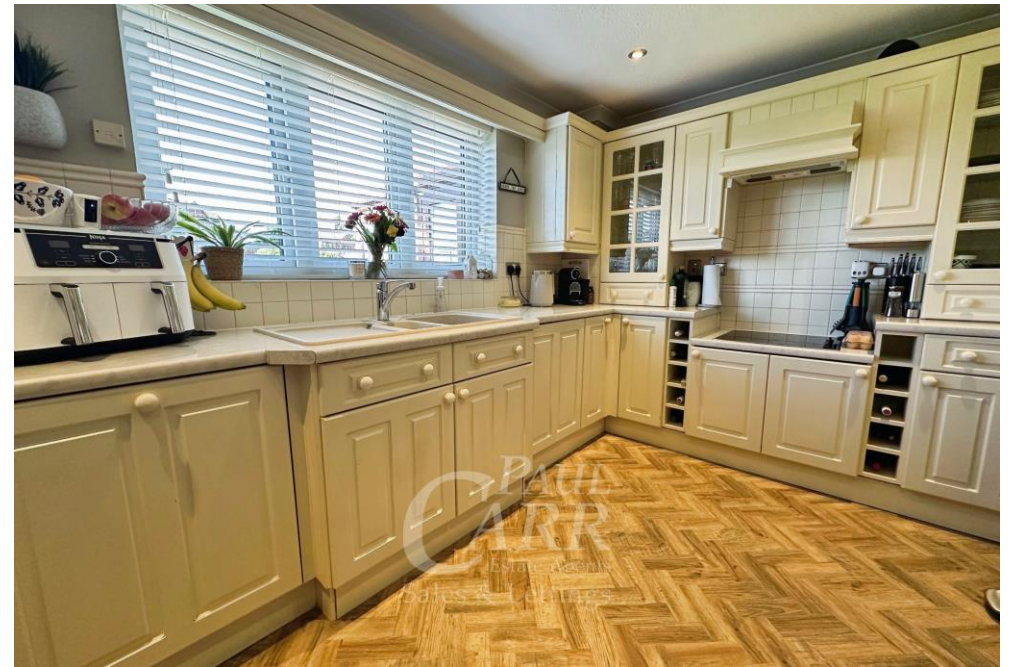
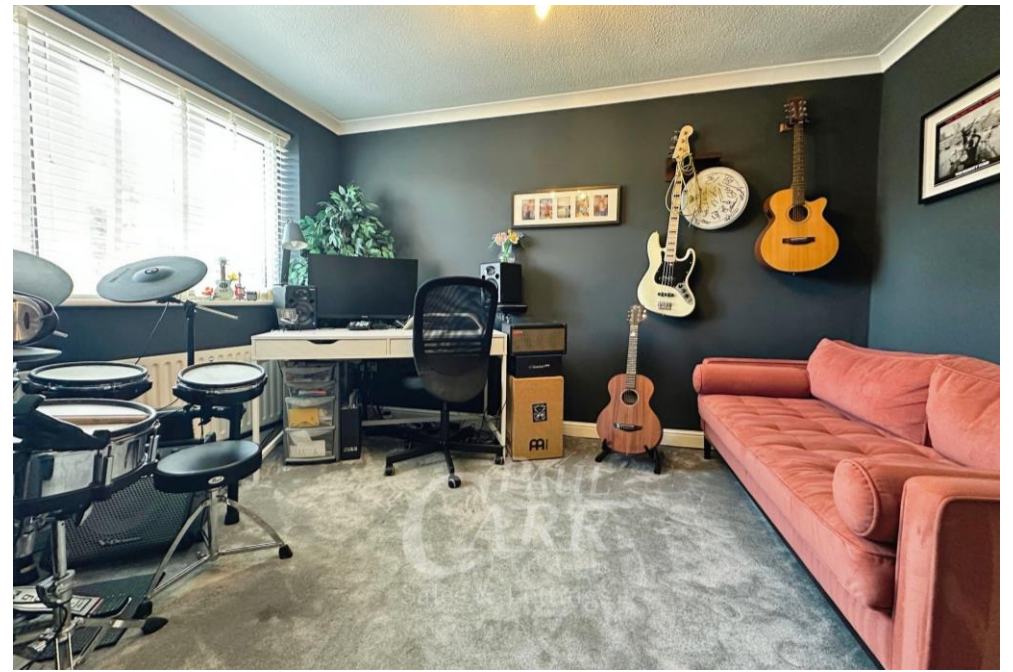
Viewer's Notes:

Tenure: Freehold

Council Tax Band: F

Connected Services: Gas, water, electric & drainage





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		80
(69-80) C	69	
(55-68) D		
(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

