



67 Wallheath Crescent, Stonnall,
Walsall, WS9 9HS

Offers in the Region Of £499,500

Paul Carr Estate Agents are delighted to present to market this superb extended three-bedroom detached house in the sought-after village of Stonnall, providing convenient access to green spaces and local amenities.

The ground floor features an open-plan kitchen / dining / family area with fitted units, kitchen island, double oven, gas hob with extractor, pop-up worktop sockets and an integrated dishwasher. French windows open directly onto a neatly maintained garden, with a useful utility room set off the kitchen. There are two reception rooms: an L-shaped living room, bathed in light from two bow windows to the front and featuring a log burner, plus a versatile hobby / playroom offering additional flexible space.

Upstairs, there are three bedrooms: two doubles, one with fitted wardrobes, and a good-sized single complemented by the family bathroom, which includes a WC, wash basin and bath with mains shower over.

Outside, the property benefits from driveway parking, EV charging and a neatly maintained garden, well suited to families seeking usable outdoor space.

Stonnall offers village shops, cafés and access to nearby countryside walks, including local parks and green spaces around the village and towards Shenstone and Aldridge. Shenstone railway station is within driving distance, providing services to Birmingham New Street in around 30 minutes and Lichfield in under 10 minutes. Road links via the A452, A5 and M6 Toll give straightforward access to Walsall, Lichfield and the wider West Midlands, making this family home well placed for commuting, schooling and everyday amenities.

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:

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 £40 + VAT (£48 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:

Hall -	3.65m (12') x 1.89m (6'2")
Living Room -	5.62m (18'5") max x 5.00m (16'5")
Kitchen/Dining/Family Room -	7.45m (24'5") max x 6.47m (21'3") max
Hobby/Playroom -	5.10m (16'9") x 2.32m (7'7")
Utility -	2.20m (7'2") x 1.60m (5'3")
WC -	1.89m (6'2") x 1.73m (5'8")
Bedroom 1 -	4.57m (15') x 3.01m (9'10")
Bedroom 2 -	3.94m (12'11") x 2.89m (9'6") plus recess
Bedroom 3 -	2.98m (9'9") x 1.90m (6'3")
Bathroom -	2.40m (7'10") x 2.05m (6'9")

Viewer's Notes:

Tenure: Freehold

Council Tax Band: D

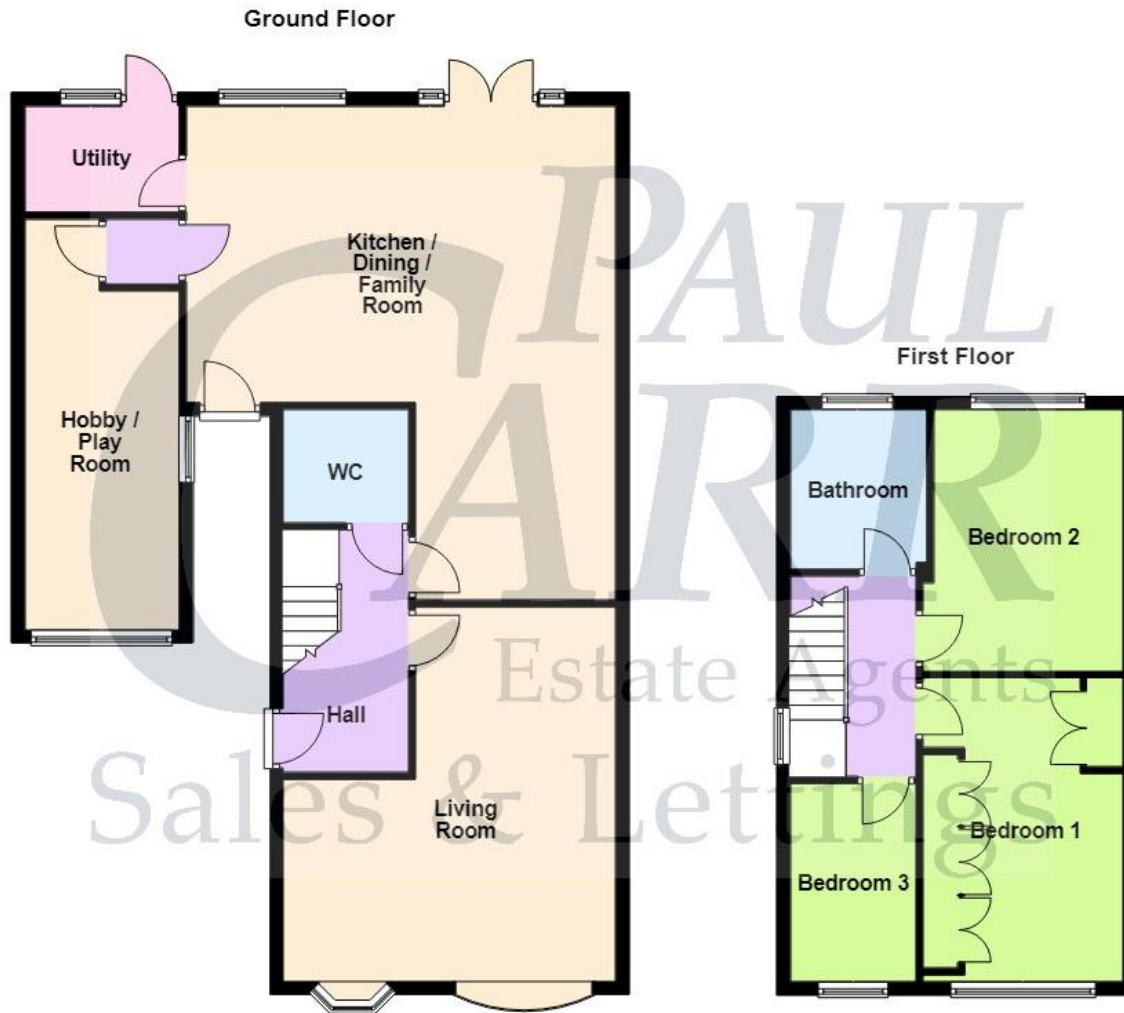
Services Connected: Gas, water, electric & drainage






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		
(69-80) C		70
(55-68) D	55	
(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

