

# HUNTERS®

HERE TO GET *you* THERE



## Thornes Croft

Stonnall, Walsall, WS9 9ED

Asking Price £365,000



Council Tax: D



- WELL PRESENTED SEMI DETACHED HOUSE
- THROUGH LOUNGE/DINER
- EXTENDED & REFITTED KITCHEN
- BATHROOM
- GAS RADIATOR CENTRAL HEATING
- FOUR/FIVE BEDROOMS
- BREAKFAST AREA, GUEST CLOAKROOM
- STUDY/BEDROOM 5 (ground floor)
- SEALED UNIT DOUBLE GLAZING
- GARDENS TO FRONT AND REAR



Hunters Burntwood are pleased to offer For Sale, this immaculately presented extended four/five-bedroom semi detached family home situated in the quiet Staffordshire village of Stonnall. The property has the benefit of sealed unit double glazing, gas radiator central heating and comprises, through lounge/diner, fitted kitchen with appliances, breakfast area, guest cloakroom, study/bedroom 5 (ground floor), landing, four double bedrooms, and bathroom. Outside, the property has a front garden with driveway parking, a side door gives access to a utility area which leads to a storage room & in turn leads to the rear garden which is enclosed by fencing and has a paved patio area, with external power points and cold water tap, lawned garden and space for a shed.

#### PORCH

having a sealed unit double glazed side windows and sealed unit double glazed front entrance door.

#### LOUNGE/DINER

21'8" (12'1"min) x 13'2" (7'11"min) (6.60m (3.68mmin) x 4.01m (2.41mmin))

with a sealed unit double glazed front bay window, feature fireplace with electric fire, 2 wall light points, radiator and sealed unit double glazed French doors to the rear garden.

#### INNER HALL

with stairway leading to the first floor.

#### BREAKFAST AREA

9'2" x 7'6" (2.79m x 2.29m)

having sealed unit double glazed French doors, understairs storage cupboards, feature radiator, spotlights and laminate floor.

#### KITCHEN

14'4" (8'2" min) x 7'9" (4'9" min) (4.37m (2.49m min) x 2.36m (1.45m min))

fitted with a range of matching base, drawer and wall mounted units, round edge work surface incorporating a 1 1/2 bowl stainless steel sink and mixer tap, 5 ring gas hob with cooker hood above,

electric oven, microwave combination oven, fridge/freezer, dish washer, midway lighting, glass splashbacks, ceiling spotlights and sealed unit double glazed rear window and door to the lean to.

#### GROUND FLOOR CLOAKROOM

fitted with a low flush W.C., hand basin with cupboard beneath, radiator, Worcester combi boiler, laminate floor and sealed unit double glazed side window.

#### STUDY/BEDROOM 5

8'8" x 7'8" (2.64m x 2.34m)

with a sealed unit double glazed front window, radiator and laminate floor.

#### UTILITY AREA

fitted with a base unit, work surface incorporating a stainless steel sink top, space & plumbing for an automatic washing machine, door to the front and door to the:

#### COVERED STORE

with a door from the utility area, light & power points and door to the rear garden

#### LANDING

having a ceiling hatch giving access to the roof space.

### BEDROOM 1

11'0" x 10'9" (3.35m x 3.28m)  
having a sealed unit double glazed front window and radiator.

### BEDROOM 2

10'9" x 10'3" (3.28m x 3.12m)  
having a sealed unit double glazed front window .

### BEDROOM 3

14'5" (8'2" min) x 7'10" (4'10" min) (4.39m (2.49m min) x 2.16.41m (1.47m min))  
with a sealed unit double glazed windows to the front and rear, double panel radiator and ceiling hatch to the roof space.

### BEDROOM 4

10'6" x 7'11" (3.20m x 2.41m)  
having sealed unit double glazed windows to both front & rear, radiator and wardrobe with hanging rail and shelf.

### BATHROOM

fitted with a white suit incorporating a P shaped bath with shower and screen above, low flush W.C., hand basin with cupboards beneath, full ceramic tiling, ceiling spotlights, towel radiator and sealed unit double glazed rear window.

### OUTSIDE

to the front of the property is a drive providing off road parking for two cars, bordered lawn & access to the front entrance. To the rear the garden is enclosed by fencing and has a paved patio with cold water tap & external power points, lawned garden, further patio and space for a shed.



## Road Map



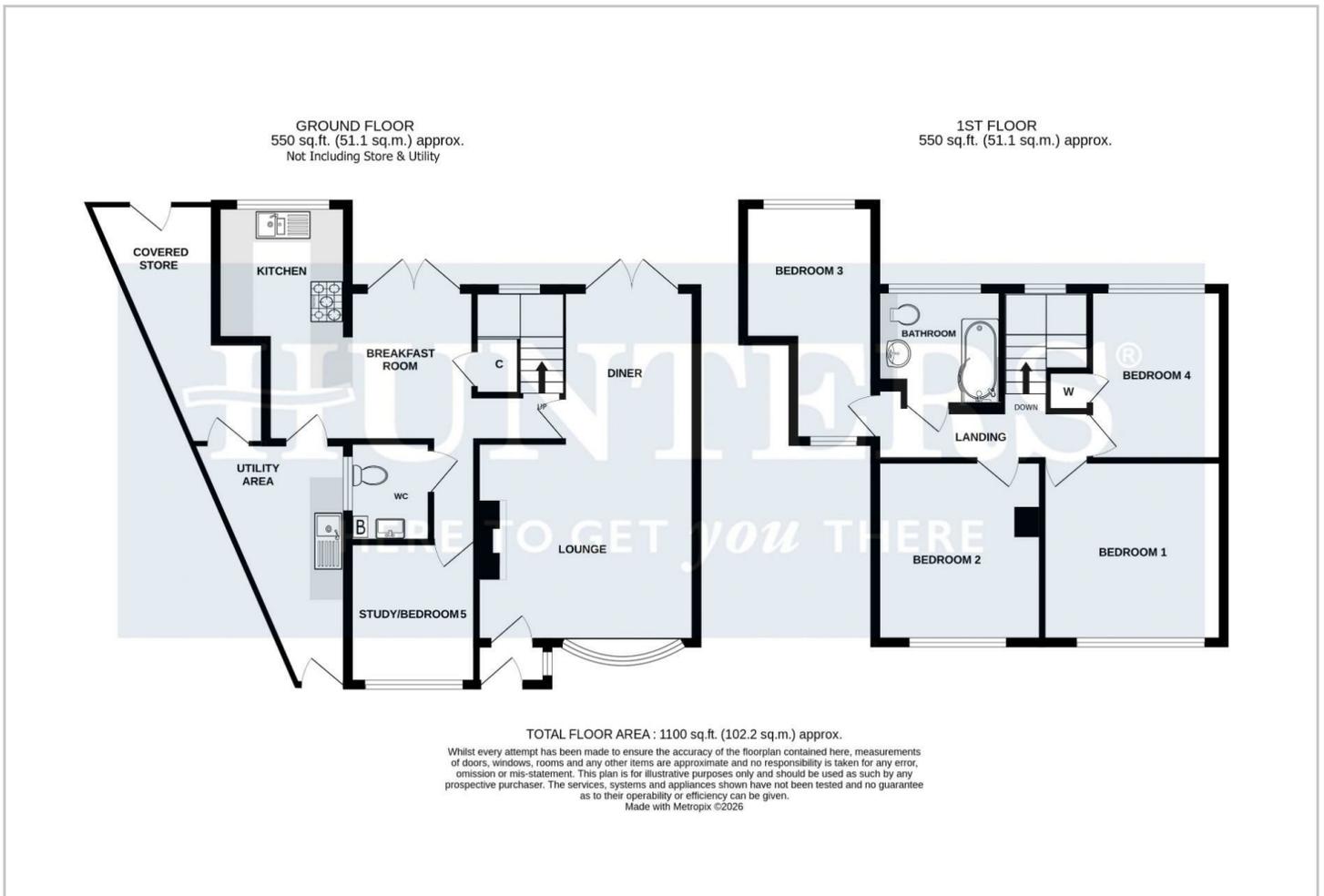
## Hybrid Map



## Terrain Map



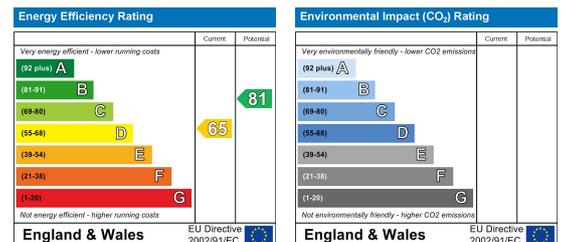
## Floor Plan



## Viewing

Please contact our Hunters Burntwood Office on 01543 677776 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.