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54 Wallheath Crescent, Stonnall, Walsall, WS9 9HT

Offers in Excess of £380,000

Ground Floor

The property is entered via an enclosed porch leading into a welcoming entrance hallway with useful understairs storage. To the front is a spacious lounge that flows seamlessly into the dining area, creating an ideal space for both everyday living and entertaining. French doors from the dining area open directly onto the rear garden, filling the room with natural light. The well-appointed kitchen offers an excellent range of wall and base units, integrated appliances, ample worktop space and room for an American-style fridge freezer, together with plumbing for a washing machine and tumble dryer. Completing the ground floor is a versatile office/study, ideal for home working.

First Floor

The first floor provides three well-proportioned bedrooms, all benefiting from fitted wardrobes, offering excellent built-in storage. The principal and second bedrooms are generous doubles, while the third bedroom provides a comfortable single room, nursery or home office. The modern family shower room is fitted with a walk-in shower, vanity wash hand basin and low flush WC, finished with contemporary fittings and complemented by a separate guest WC, adding practicality for family living.

Exterior

To the front, the property enjoys an attractive kerb appeal with a large block-paved driveway providing off-road parking for multiple vehicles. The south facing rear garden has been thoughtfully landscaped to create an excellent outdoor space, featuring a generous paved patio perfect for seating and entertaining, raised brick-built planting beds with established shrubs and a feature palm tree, steps leading to a well-maintained lawn, and a further seating area to the rear. The garden is enclosed by fencing, offering a good degree of privacy, and also benefits from a useful garden storage shed.

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 £47.50 + VAT (£59 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 Porch		
Hall		
Lounge -	16' 2" x 12' 2"	(4.92m x 3.71m)
Dining Room -	11' 5" x 7' 9"	(3.48m x 2.36m)
Kitchen -	21' 7" x 6' 9"	(6.57m x 2.06m)
Office/Study -	14' 0" x 7' 0"	(4.26m x 2.13m)
First Floor Landing		
Bedroom One -	12' 2" x 9' 9"	(3.71m x 2.97m)
Bedroom Two -	12' 2" x 9' 0"	(3.71m x 2.74m)
Bedroom Three -	6' 9" x 9' 1"	(2.06m x 2.77m)
Family Bathroom -	7' 5" x 6' 0"	(2.26m x 1.83m)
Guest WC -	4' 6" x 3' 0"	(1.37m x 0.91m)

Viewer's Notes:

Tenure: Freehold

Council Tax Band: D

Connected Services: Gas, water, electric & drainage

KLOPP
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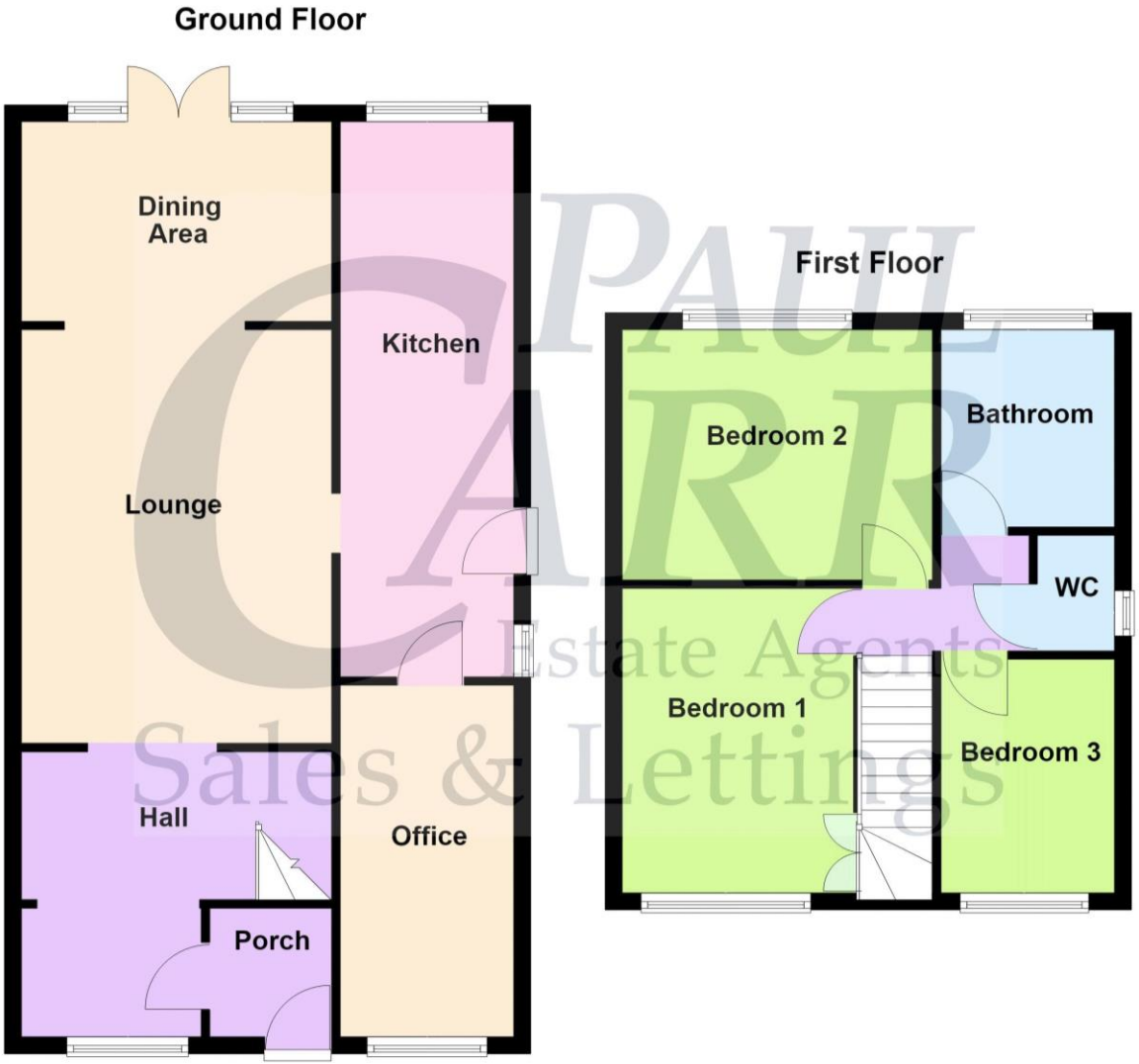
Floor Plan

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



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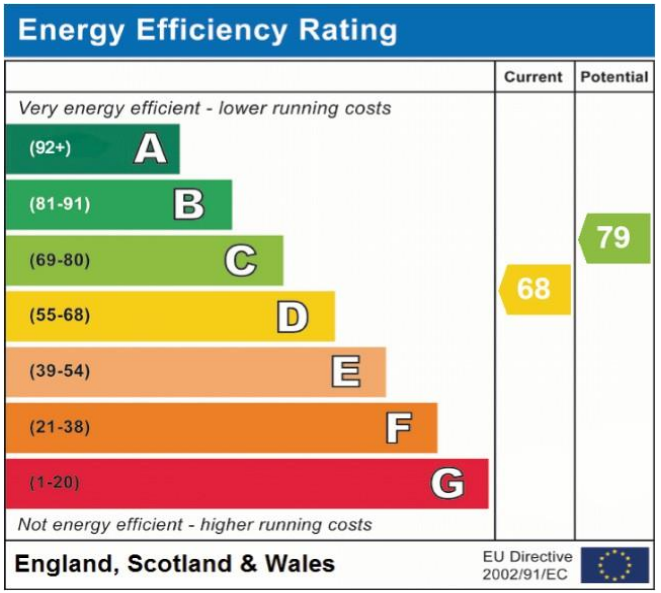
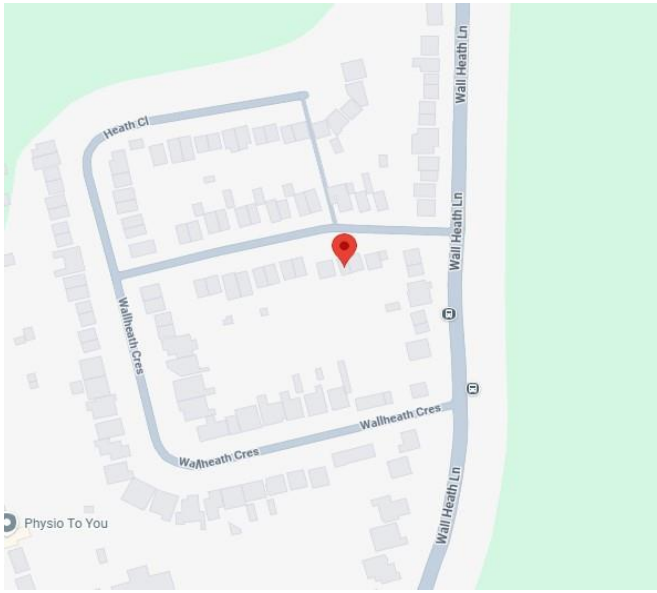
Energy Performance Rating



Map Location