

## 22 Stoney Lane, Bloxwich, Walsall, WS3 3RQ

£399,950

- A superbly spacious three bedroom detached bungalow
- Modern open-plan kitchen/lounge/diner
- Enclosed rear garden
- Built-in wardrobes
- Easy access to M6
- Three double bedrooms
- Contemporary shower room
- Ample off-road parking
- Wood burner in lounge
- Viewing recommended

# 22 Stoney Lane, Walsall WS3 3RQ

Chariot Estates is delighted to present this beautifully appointed and generously proportioned three double bedroom detached bungalow, located on Stoney Lane in Bloxwich. Built in 1949, this older-style property offers a charming blend of character and modern living, making it an ideal home for families or those seeking a peaceful retreat.

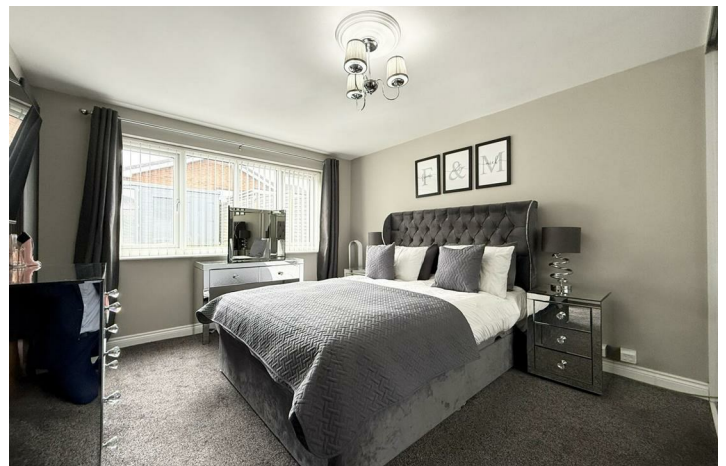
Upon entering, you are welcomed by an inviting entrance porch that leads into a spacious hallway, featuring tiled flooring and access to the loft via a drop-down ladder. The heart of the home is the superb open plan kitchen/lounge/diner, which boasts elegant quartz worktops, an integrated oven, hob, washing machine, fridge, and freezer. The area is bathed in natural light, thanks to double glazed windows and bi-folding doors that open out to the enclosed rear garden, perfect for entertaining or enjoying a quiet evening.

The bungalow comprises three well-proportioned double bedrooms, each with built-in wardrobes and ample natural light. The contemporary shower room is fitted with a walk-in shower, W.C., and a basin set into a stylish vanity unit, complemented by modern tiling and a chrome heated towel rail.

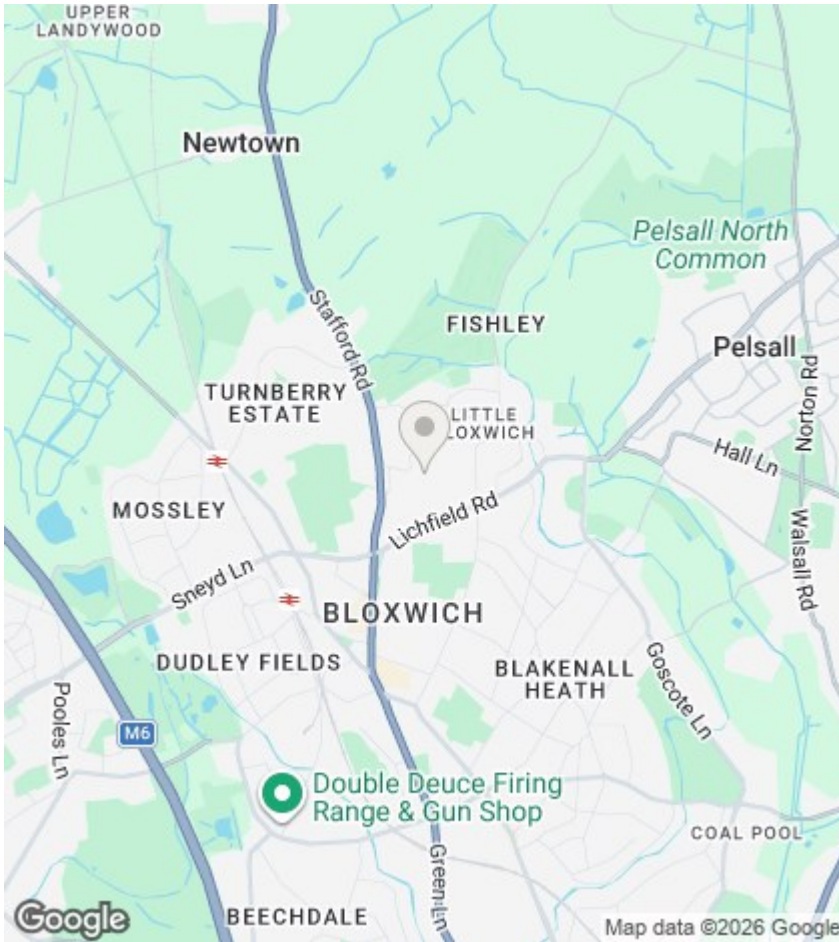
Outside, the property features a lovely enclosed rear garden with a paved patio area, ideal for gatherings, alongside a lawn and a bar equipped with power and lighting. The block-paved driveway at the front provides off-road parking for several vehicles, with gated access to the rear garden.



Council Tax Band: D







Directions

Viewings

Viewings by arrangement only. Call 01543 686877 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Ground Floor

