

# Wallheath Crescent

Stonnall, Walsall, WS9 9HT

John   
German







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£425,000

**A spacious family sized link detached bungalow with a superb 0.20 acre garden plot in this sought after village, convenient for Lichfield, Shenstone, Aldridge and Sutton Coldfield.**

Located just off Wallheath Lane on the green and rural edge of the village, Wallheath Crescent is an established residential area popular with families and retired buyers. It is within a walking distance of the village centre and all local amenities including St. Peter's primary school, village hall, two pubs, mini markets, restaurant and takeaways.

The accommodation is gas centrally heated and double glazed and a stand out feature is the 0.20 acre plot size that provides a fantastic garden of maturity and privacy.

Entrance into the bungalow is via a uPVC double glazed storm porch that leads into a large and spacious reception hall which provides central access to all rooms and has a timber finished floor and built in storage cupboard.

An extended lounge/dining room overlooks and has direct access to the rear garden via patio doors and has ample space for both lounge and dining furniture. It also features a fireplace surround and gas fire.

The breakfast kitchen also overlooks the rear garden and has ample space for table and chairs together with a range of pine base and wall units, hardblock worktops and splash back tiling, refrigerator, gas cooker and dishwasher to be included in the sale, quarry tiled floor, built in pantry store and airing cupboard.

The largest of the three bedrooms overlooks the front garden and has a timber finished floor and a full length range of built in wardrobes.

Bedroom two also overlooks the front garden with a bay window, has a timber finished floor and is currently furnished as a sitting room.

Bedroom three is positioned to the side of the bungalow and has its own en suite three piece fitted shower room.

Also on the ground floor is a fully tiled white and chrome bathroom with bath and shower over, wash hand basin and low level WC.

Leading off the hall is a staircase giving access to a loft converted space which although currently used as an occasional bedroom does not have proof of building regulations approval.

Outside is a garage sized store at the right hand side of the bungalow with front up and over door, rear access door to the garden and access in turn to a modern timber framed and felt roofed garden shed. A block paved driveway provides parking for several cars together with front lawn and shrubbery borders.

The rear gardens having been lovingly attended to over the years by our nature and wildlife loving vendors to create a green and lush garden with lawns, trees, hedges, shrubbery and perennial borders, patio and seating areas.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Brick    **Parking:** Drive    **Electricity supply:** Mains

**Water supply:** Mains    **Sewerage:** Mains    **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:**

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Lichfield District Council / Tax Band E

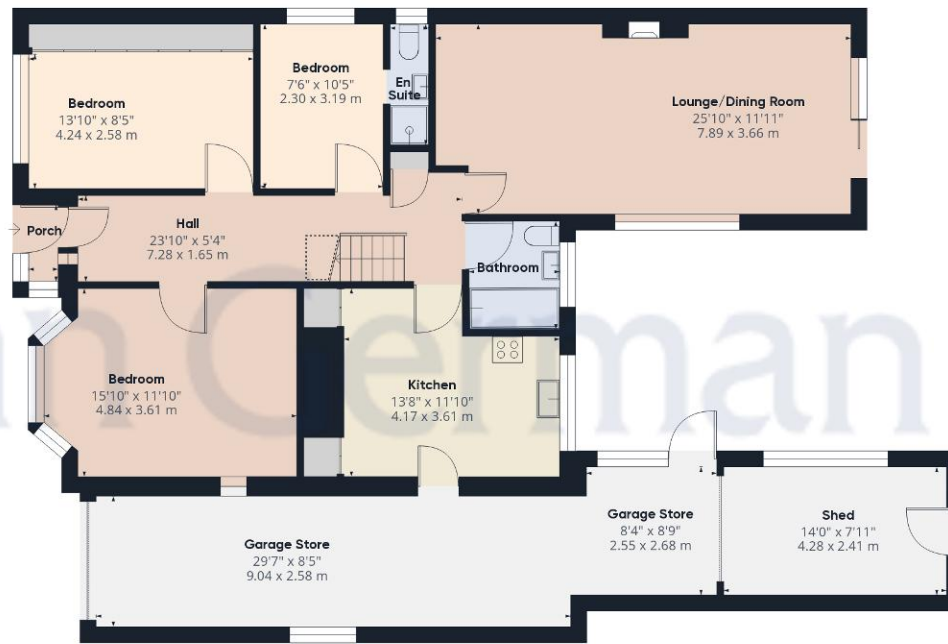
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/14062024

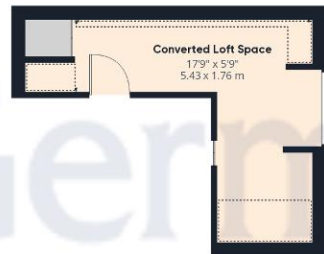
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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1737.99 ft<sup>2</sup>

161.46 m<sup>2</sup>

**Reduced headroom**

61.19 ft<sup>2</sup>

5.68 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**



## Agents' Notes

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## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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