



165 Main Street, Stonnall, Walsall, Staffordshire, WS9 9EE

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**165 Main Street, Stonnall, Walsall,
Staffordshire, WS9 9EE**

£380,000 Offers over

Bill Tandy and Company are delighted to offer for sale this beautifully presented, modern semi detached house with countryside views located in the highly sought after village of Stonnall, and located within a couple of minutes walk of the village primary school, playing fields and countryside walks. The property has been superbly extended to provide a generously sized accommodation layout, and there are gardens to front and rear, with the rear garden having the benefit of a log cabin. The property, which we strongly recommend is viewed internally for it to be fully appreciated, comprises reception hall, guests cloakroom, lounge, family room, extended family dining kitchen, three bedrooms and bathroom. Outside a driveway provides parking to the front for numerous cars and leads to the garage, there is a deep foregarden and a large private rear garden with an entertaining patio space with shaped lawn beyond, shed, vegetable patch and log cabin.



RECESSED PORCH

with UPVC double glazed door opening to:

RECEPTION HALL

having radiator, stairs to first floor with under stairs storage cupboard, cloak cupboard with bi-fold door, double glazed window to side and meter cupboard ideal for storage with window to front. Doors open to further accommodation.

FITTED GUESTS CLOAKROOM

having corner vanity unit with inset wash hand basin and tiled surround and low flush W.C.

LOUNGE

3.84m x 3.09m (12' 7" x 10' 2") this room is filled with natural light with views of the village fields beyond. There is a feature fireplace, double glazed picture window to front and radiator. Bi-fold doors open to the family room.

FAMILY ROOM

2.73m x 2.61m (8' 11" x 8' 7") opens into the extended dining kitchen creating an open plan feel. This is a lovely versatile space with a radiator, presently used as a family room.

RE-FITTED EXTENDED DINING KITCHEN

4.99m max x 4.75m max (16' 4" max x 15' 7" max) this 'L' shaped extended dining kitchen offers a superb open plan space having two Velux skylight windows in the pitched roof, large double glazed windows and French doors opening to the rear garden, designer radiator, window to side, cream Shaker style base cupboards and drawers surmounted by preparation work tops, tiled splashback surround, wall mounted cupboards with under-cupboard lighting, inset stainless steel sink with swan neck mixer tap, integrated appliances include dishwasher, fridge and freezer, space for free-standing range style cooker and ceiling spotlighting.



FIRST FLOOR LANDING

having obscure double glazed window to side, loft access and doors open to:

BEDROOM ONE

3.86m x 2.95m (12' 8" x 9' 8") a bright and airy bedroom having large double glazed window to front with stunning views of the countryside, radiator and superb range of fitted wardrobes and cupboards.

BEDROOM TWO

2.97m x 2.93m (9' 9" x 9' 7") having double glazed window to rear and radiator.

BEDROOM THREE

2.62m max x 1.82m (8' 7" max x 6' 0") having double glazed window to front with countryside views, radiator and double doored over stairs wardrobe/store.

MODERN BATHROOM

2.04m x 1.80m (6' 8" x 5' 11") having an obscure double glazed window to rear, chrome heated towel rail, ceiling spotlighting and modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and 'P' shaped shower bath with shower over.



OUTSIDE

To the front of the property is a deep foregarden with shaped lawned area and flower bed borders, and a tarmac driveway provides parking and leads to the garage. A side gate leads to the rear. One of the distinct features of the property is its ample rear garden having a paved patio area ideal for entertaining, sweeping shaped lawn with flower bed borders and gravelled and paved pathway leading to the rear of the garden. An arched trellis leads to the rear of the garden having a vegetable patch, storage shed and a LOG CABIN 3.66m x 2.44m (12'0" x 8'0") which is used by the present owners as a home office but could also be used for entertaining or additional storage.

GARAGE

7.15m x 2.95m (23' 5" x 9' 8") approached via an up and over entrance door and having side door and window to garden and light and power supply.

COUNCIL TAX

Band D.



FURTHER INFORMATION/SUPPLIERS

Mains drainage- South Staffs Water. Electric and Gas supplier - Scottish Power. T.V and Broadband – Vodafone. For broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



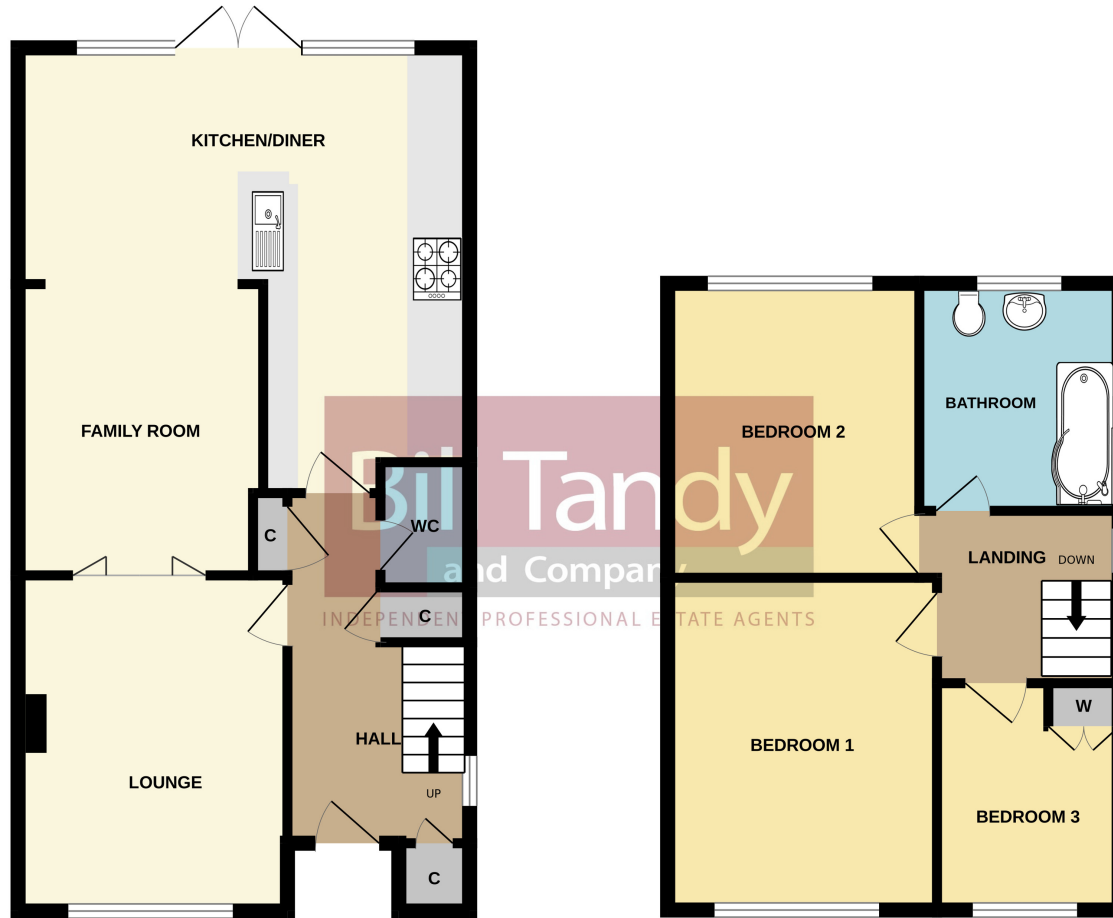
VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



165 MAIN STREET, STONNALL WS9 9EE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

3 Bore Street, WS13 6LJ
lichfield@billtandy.co.uk
Tel: 01543 419400

www.billtandy.co.uk



Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS