



86 Main Street, Stonnall, West Midlands, WS9 9DX

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS



**86 Main Street, Stonnall, West  
Midlands, WS9 9DX**

**£459,000**

Enjoying a lovely setting within the highly sought after village of Stonnall, this well presented detached family home is offered with the benefit of no upward chain and the potential for an early completion. The property has been very well maintained throughout and has been further improved with the addition of a conservatory to the rear, and also the combining of previous bedrooms one and four to create a very large master bedroom suite with a shower area. The village boasts good local facilities with a range of shops and popular Primary school, and is well located for quick access to the excellent commercial areas which surround Stonnall. The nearby Chester Road provides good commuter links and Lichfield, Walsall and Sutton Coldfield are all within easy driving distance. To fully appreciate the property, an early viewing would be strongly recommended.



#### **UPVC DOUBLE GLAZED ENTRANCE PORCH**

having tiled floor, downlighters and obscure leaded double glazed entrance door and side screen to:

#### **RECEPTION HALL**

having double radiator, stairs leading off and coving.

#### **FITTED GUESTS CLOAKROOM**

having W.C. with concealed cistern, vanity unit with inset wash hand basin with mono bloc mixer tap and useful cupboard and drawer space beneath, comprehensive ceramic floor and wall tiling, extractor fan and mirrored vanity cabinet with light.

#### **IMPRESSIVE OPEN PLAN LOUNGE/DINING ROOM**

7.40m x 3.40m (24' 3" x 11' 2") the Lounge Area has a natural stone fireplace with raised marble hearth and an inset electric fire, leaded UPVC double glazed bow window to front, coving, three wall light points, double radiator and archway to the Dining Area which has a further double radiator, coving and double glazed sliding patio doors opening to:

#### **CONSERVATORY**

3.24m x 3.04m (10' 8" x 10' 0") being UPVC double glazed on a brick base with double doors out to the rear garden, tiled flooring and ceiling fanlight.

#### **FITTED BREAKFAST KITCHEN**

4.47m x 2.72m (14' 8" x 8' 11") having ample pre-formed work surfaces with base storage cupboards and drawers, matching wall mounted storage cupboards including glazed display cabinets, built-in Neff electric oven with four ring electric hob and concealed extractor fan, one and a half bowl enamel sink unit with mixer tap, integrated fridge, freezer and dishwasher with matching fascia, built-in convection microwave oven, two UPVC double glazed windows to rear with lovely countryside views, tiled splashbacks, co-ordinated ceramic floor tiling, breakfast bar, radiator, downlighters, coving and UPVC double glazed door to:



#### **UTILITY AREA**

having further work surface space, single drainer stainless steel sink unit, Hotpoint automatic washing machine, space for tumble dryer, wall mounted storage cupboards, ceramic floor tiling and UPVC double glazed doors to both front and rear.

#### **FIRST FLOOR LANDING**

having built-in airing cupboard housing pre-lagged hot water cylinder and linen shelving and loft access hatch with pulldown loft ladder to fully boarded loft space.

#### **BEDROOM ONE**

6.57m max x 4.41m max (3.50m min) (21' 7" max x 14' 6" max 11' 6" min) formerly two bedrooms which have been combined to create a very generous sized room having a range of fitted furniture including wardrobes, dressing table, chests of drawers, storage cupboards and matching bedside cabinets, leaded UPVC double glazed windows to front and rear and downlighters. The rear part of the bedroom has been turned into an EN SUITE with walk-in tiled shower cubicle with thermostatic shower fitment and vanity unit with inset wash hand basin with mono bloc mixer tap and base cupboards and drawers, extractor fan and mirrored vanity cabinet.



### BEDROOM TWO

3.64m x 2.44m (11' 11" x 8' 0") having leaded UPVC double glazed window to front, radiator and useful built-in store cupboard.

### BEDROOM THREE

3.03m max x 2.47m (9' 11" max x 8' 1") having wardrobe with sliding door, UPVC double glazed window to rear with delightful countryside views and radiator.

### BATHROOM

having a panelled bath with mixer tap and shower attachment, vanity unit with Vernon Turbury wash hand basin and W.C. with concealed cistern and useful cupboard space, comprehensive ceramic floor and wall tiling, mirrored vanity cabinet with light, obscure UPVC double glazed window to rear and heated towel rail/radiator.



### OUTSIDE

The property is set back off the road with a block paved driveway providing ample parking for several cars, flanked by a neat rose border with dwarf retaining wall and side gate leading to the utility area. To the rear of the property is a good sized garden with patio area and set principally to lawn with useful garden shed and greenhouse (both with electrical supply), fenced perimeters and lovely open countryside views to the rear up to St Peter's church. The garden has historically been highly productive with a vegetable plot and there is external lighting.

### GARAGE

4.34m x 2.45m (14' 3" x 8' 0") approached via an electric up and over entrance door with remote control and having wall mounted Worcester condensing gas central heating boiler controlled by a Hive internet base system, useful cold water tap and fluorescent light strip.

### COUNCIL TAX

Band E.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
England, Scotland & Wales			

### 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.

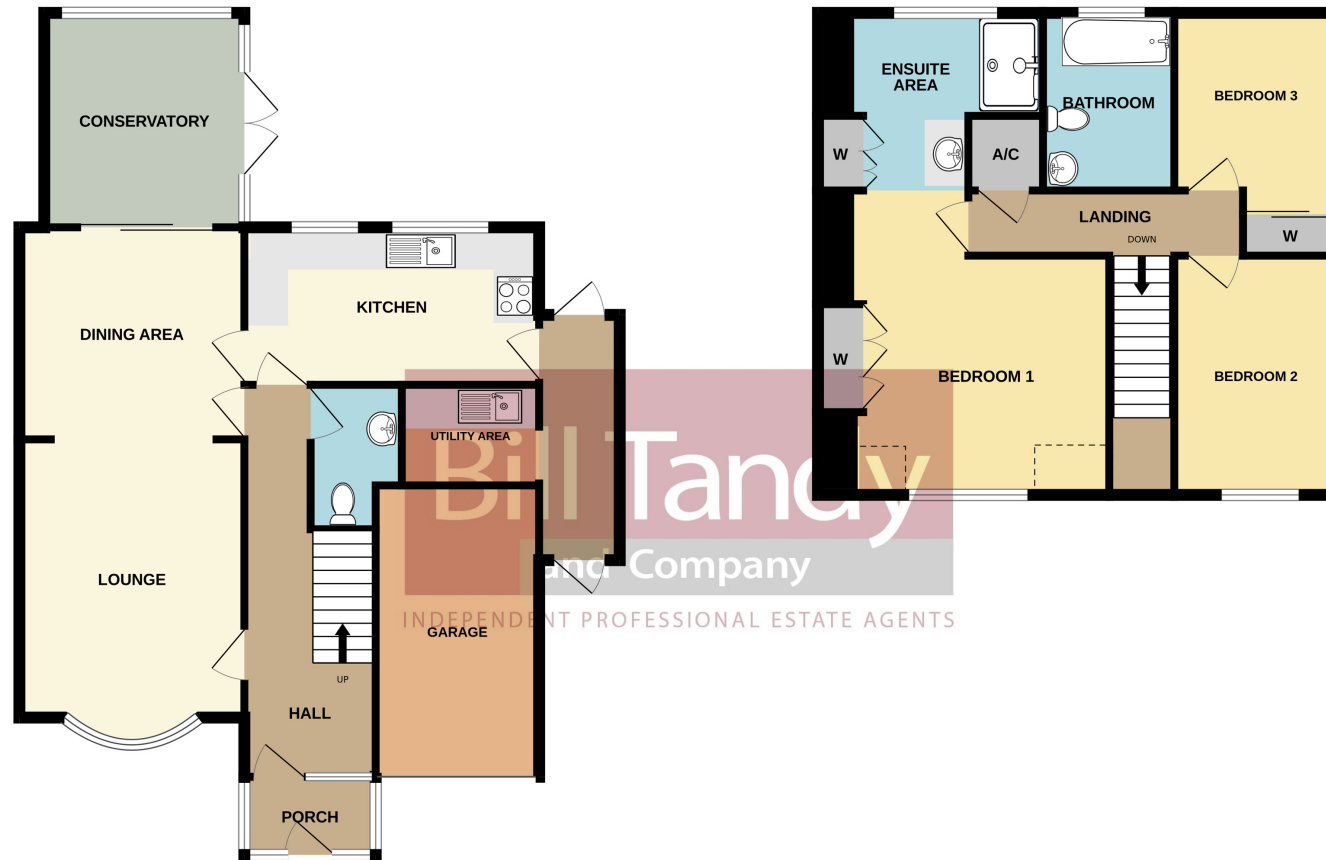
### VIEWING

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



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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.  
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