



Berryfields, Stonnall
Walsall, WS9 9EJ

£442,950

Stonnall

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Set in a popular residential and highly sought after location is this fabulous detached property that is within easy reach of local amenities. This well-presented three bedroom house would make a brilliant family home and a viewing at your earliest convenience would be highly recommended to fully appreciate all it has to offer.

Internal inspection reveals the entrance hallway with doors leading to the light and airy spacious lounge with contemporary feature fireplace and stairs leading to the first floor. In addition, the first floor contains a well appointed kitchen / diner including multiple base / wall units, gas hob, double oven and housing for an American style fridge freezer.

To the first floor is the spacious master bedroom with ensuite, the master also benefits from fitted wardrobes. There are two further well-proportioned bedrooms and a lovely family bathroom consisting of low level w/c, sink and bath with overhead shower. Externally, the rear garden is mainly laid to lawn and has a pleasant patio area with overhead awning.

The front of the property benefits from a spacious driveway and large two part garage.

(Planning permission has also been granted for a two storey extension - 22/00928/FUH)





Property Specification

BEAUTIFULLY PRESENTED DETACHED HOUSE
PLANNING FOR TWO STOREY EXTENSION (22/00928/FUH)
SOUGHT AFTER LOCATION
SUPERB LOUNGE WITH FEATURE FIREPLACE
BEAUTIFULLY APPOINTED KITCHEN / DINER

Living Room
5.27m (17'3") plus stairs x 5.22m (17'2")

Kitchen / Diner
5.22m (17'2") max x 3.51m (11'6") max

Bedroom 1
5.33m (17'6") max x 3.52m (11'6") max

En-suite
2.66m (8'9") x 1.61m (5'3")

Bedroom 2
2.82m (9'3") x 2.70m (8'10")

Bathroom 2
2.40m (7'11") x 1.61m (5'3")

Bedroom 3
2.70m (8'10") x 2.31m (7'7")

Garage (Front)
5.01m (16'5") x 2.81m (9'3")

Garage (Rear)
4.99m (16'5") x 2.81m (9'3")

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: 18th February 2023

Viewer's Note:

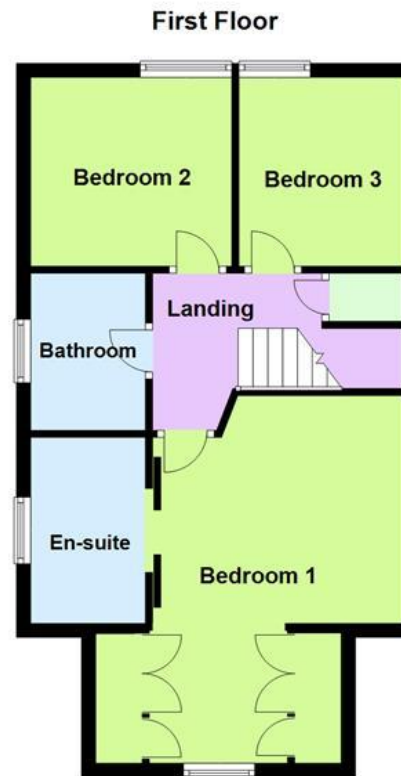
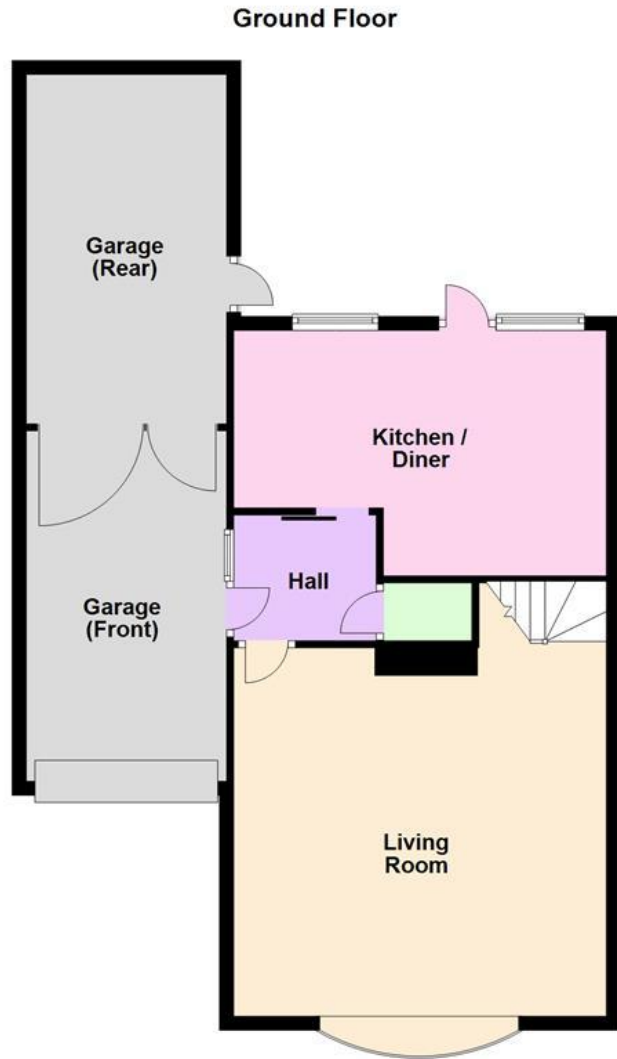
Services connected: Gas, Electricity, Water & Drainage

Council tax band: D

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

