



Heath Close, Stonnall  
Walsall, WS9 9HU

Offers in the Region Of £315,000

# Stonnall

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Set in a pleasant Cul-de-Sac location within the ever-popular village of Stonnall with its nearby amenities and offered for sale with no onward chain, this neatly presented, semi-detached house would make an ideal family home and an internal viewing is highly recommended!

Internal inspection reveals a welcoming reception hallway / dining room with space for a dining table, built in storage cupboard and stairs to first floor, light and spacious living room with attractive feature fireplace housing a gas fire and patio door to the rear garden and kitchen with a range of wall / base units, built in pantry, gas cooker point, plumbing for a washing machine and door into the rear garden.

To the first floor there are three bedrooms - two generous doubles (the larger of which has fitted wardrobes) and a good sized single - and the bathroom with suite comprising WC, wash basin and bath with shower over.

Externally, the rear garden is laid mainly to lawn with a paved patio area and timber-built garden shed and there is driveway parking to the front of the property with access to the garage via an up-and-over garage door.





## Property Specification

NEATLY PRESENTED SEMI-DETACHED HOUSE  
PLEASANT CUL-DE-SAC LOCATION IN STONNALL  
EXCELLENT AMENITIES NEARBY  
WELCOMING RECEPTION HALLWAY / DINER  
SPACIOUS LIVING ROOM

Reception Hallway / Diner 4.28m (14') x 3.51m (11'6")

Lounge 4.89m (16'1") x 3.70m (12'2")

Kitchen 4.89m (16'1") max x 2.16m (7'1")

Garage 4.30m (14'1") x 2.36m (7'9")

Landing

Bedroom 1 3.70m (12'2") x 3.36m (11') max

Bedroom 2 3.70m (12'2") x 3.07m (10'1")

Bedroom 3 3.07m (10'1") x 2.16m (7'1")

Bathroom 2.50m (8'2") x 2.50m (8'2")

### Agent's Note:

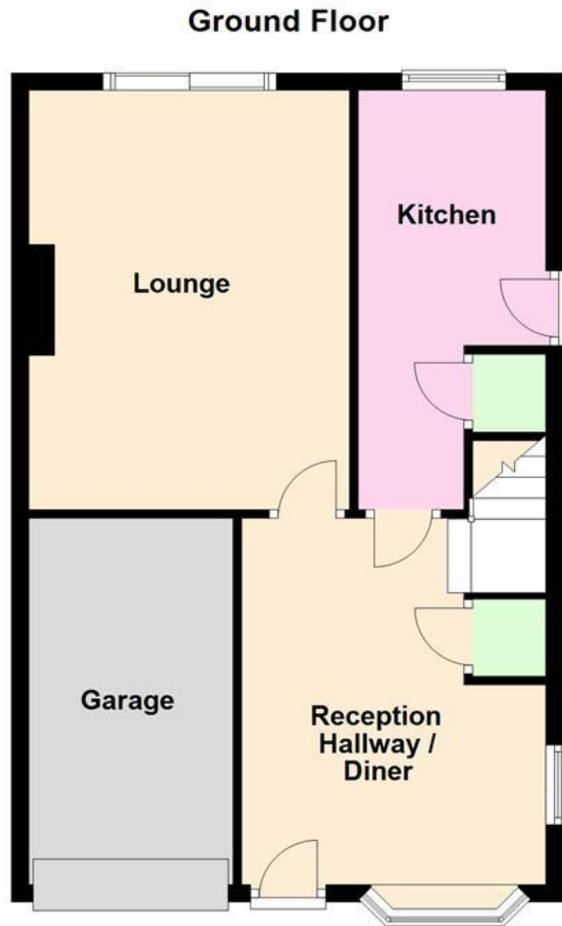
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Came on the market:

### 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Map Location

