

HUNTERS®

HERE TO GET *you* THERE



Garnet Close

Stonnall, WS9 9EL

£725,000



Council Tax: F



24 Garnet Close

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£725,000



Entrance Porch

accessed via double composite entrance doors and having two wall light fittings, tiled flooring and double doors into the

Hallway

having a useful under stairs storage cupboard and further storage cupboard. Two ceiling light points, radiator, tiled flooring and stairs giving access to the first floor accommodation

Guest WC

having a wall mounted hand wash basin and a close-coupled WC. Ceiling light point, part tiling to walls, heated towel rail, tiled flooring and a UPVC double-glazed window to the front aspect

Sitting Room

having a decorative cast iron fireplace. Ceiling light point, coving, radiator, parquet flooring and a UPVC double-glazed window to the front aspect

Dining Room

having a ceiling light point, inset ceiling spotlights, coving, radiator, Parquet flooring and UPVC double-glazed windows to the front and side aspects

Living Room

having an inset gas fire on a tiled hearth with co-ordinating surround and mantle. Two ceiling light points, two wall light points, two radiators, laminate flooring and internal bi-fold doors into the

Garden Room

accessed via the living room and having aluminium bi-fold doors to the rear and side leading out on to the rear garden. Lantern roof, two wall light points, vertical radiator and tiled flooring

Breakfast Kitchen

having a good range of base and wall units providing ample storage space with quartz work surfaces with matching upstands and inset composite sink with quartz drainer. There is a co-ordinating quartz central island which has an induction hob with integrated extractor hood. Wooden breakfast bar. Integrated appliances of built in oven, microwave, plate warmer, wine fridge, fridge and freezer. Ceiling light point, inset ceiling spotlights, two vertical radiators, tiled flooring, UPVC double-glazed window to the rear aspect and UPVC double-glazed French doors to the rear. Door leading to the

Utility Room

having wall units and granite work surfaces. Stainless steel sink unit with storage. Space with plumbing for a washing machine and two further appliance spaces. Inset ceiling spotlights, wall mounted combi-boiler, part tiling to walls and tiled flooring.

Galleried Landing

approached via the return flight staircase from the hallway and having a useful double storage cupboard. Ceiling light point, inset ceiling spotlights, loft access, coving and a UPVC double-glazed door leading onto the Balcony, overlooking local fields

Master Bedroom

having a range of fitted wardrobes providing ample hanging and storage space. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect

En-suite

having a walk-in double shower with a mains rainfall shower head, inset glass hand wash basin, bidet and a low-level WC. Inset ceiling spotlights, extractor fan, part tiling to walls, heated towel radiator and a UPVC double-glazed window to the side aspect

Tel: 01543 419000

Bedroom Two

having a ceiling light point, two wall light fitments, radiator and UPVC double-glazed window to the front aspect

En-suite

having a corner shower cubicle with mains shower fitment, pedestal hand wash basin and low-level WC. Inset ceiling spotlights, extractor fan, tiling to walls, heated towel radiator, tiled floor and a UPVC double-glazed window to the side aspect

Bedroom Three

having fitted wardrobes. Ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Bedroom Four

having fitted wardrobes. Ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Bedroom Five

having a range of fitted wardrobes. Ceiling light point, inset ceiling spotlights, coving, radiator and a UPVC double-glazed window to the front aspect

Family Bathroom

having a free-standing bath with shower attachment to taps, fully tiled shower cubicle with mains shower

fitment, pedestal hand wash basin and a close-coupled WC. Aqua panelled ceiling with inset spotlights, part tiling to walls, heated towel rail, radiator and a UPVC double-glazed window to the rear aspect

Outside

the front of the property is set back from the road behind lawns with borders, step up to the slabbed access to the front entrance doors. The Resin driveway leads to the DETACHED DOUBLE GARAGE with up and over doors and having light and power. There is also external lighting and a useful outside water tap. There is a pedestrian gate which gives access to the rear garden.

enjoying views over nearby fields, the rear garden has a lawn with raised bed borders, paved patio, steps leading to the corner decked area, fitted wooden canopy currently used as a bar area, wooden arbour and arch. Screen fencing, outside water tap and a pathway giving access to the pedestrian gate which leads to the front of the property.



Road Map



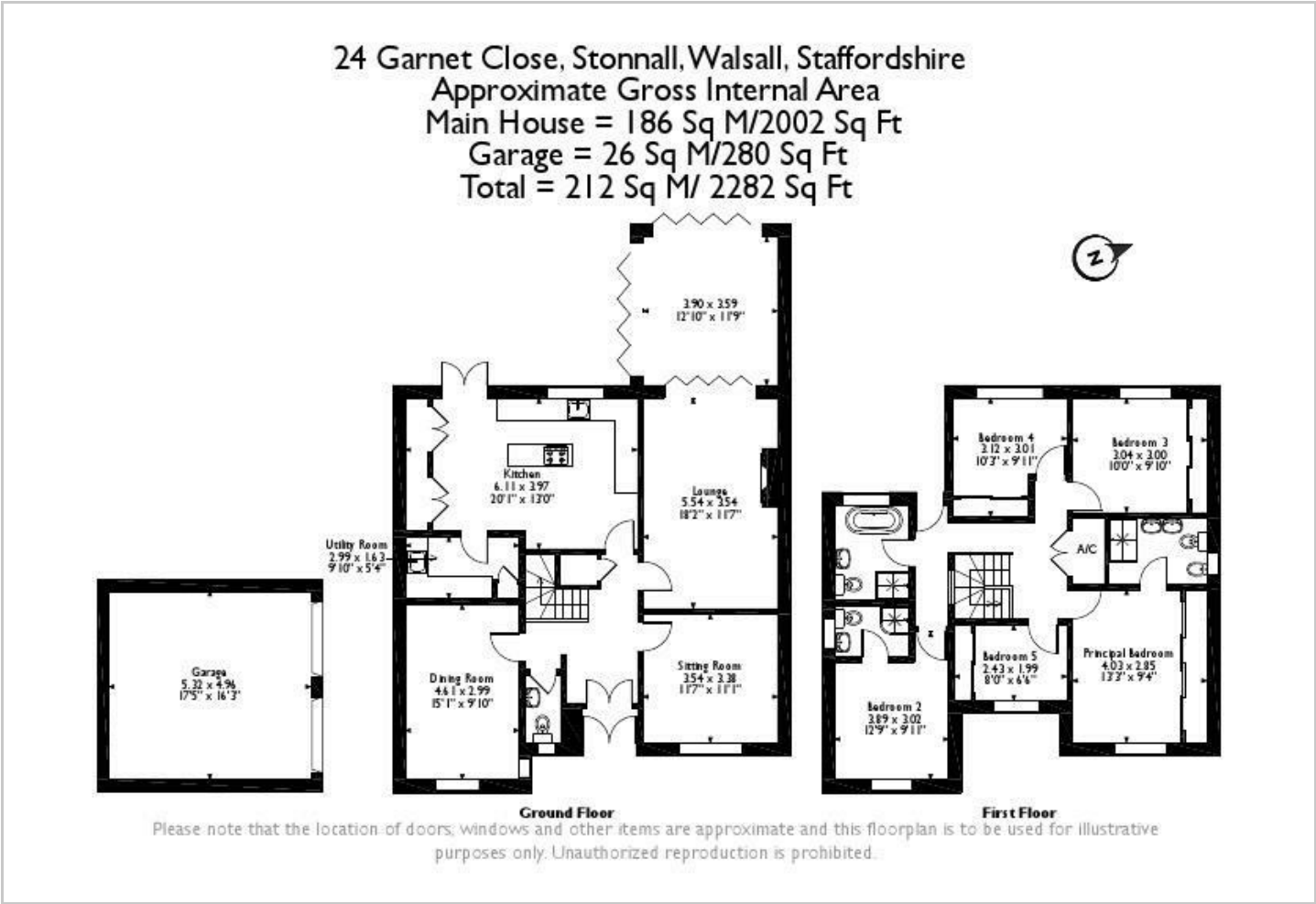
Hybrid Map



Terrain Map



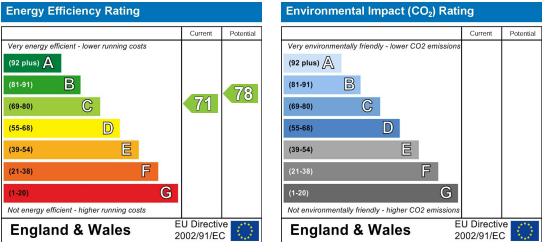
Floor Plan



Viewing

Please contact our Hunters Lichfield Office on 01543 419000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.