

CHRIS FOSTER & Daughter

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59 Wallheath Lane, Stonnall, WS9 9HR **Asking Price £400,000**

Chris Foster & Daughter are pleased to offer for sale this superbly maintained and delightfully presented three bedroom link-detached family home, which is located within the much sought after village of Stonnall. Enjoying open rural aspects, the property has bright and airy accommodation comprising in brief: entrance hall, guest cloakroom, stylish open-plan living kitchen, generous utility room, good size conservatory, three bedrooms and a lovely modern shower room. Further benefits include double glazing and central heating (both where specified), gravelled front & lawned rear garden, driveway and garage. Immediate viewing of this fantastic property is highly recommended in order to avoid potential disappointment.

Council Tax Band - D

Local Authority - Lichfield

EPC Rating - D



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Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



59 Wallheath Lane, Stonnall



Open-Plan Living



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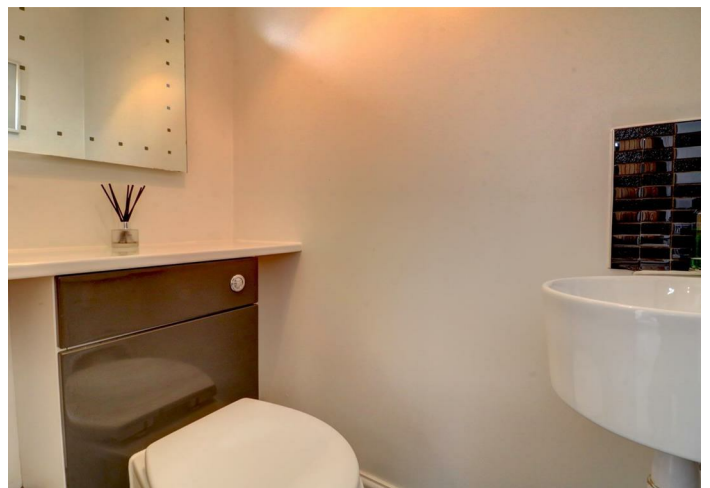
Utility Room



Utility Room



Conservatory



Guest Cloakroom

59 Wallheath Lane, Stonnall



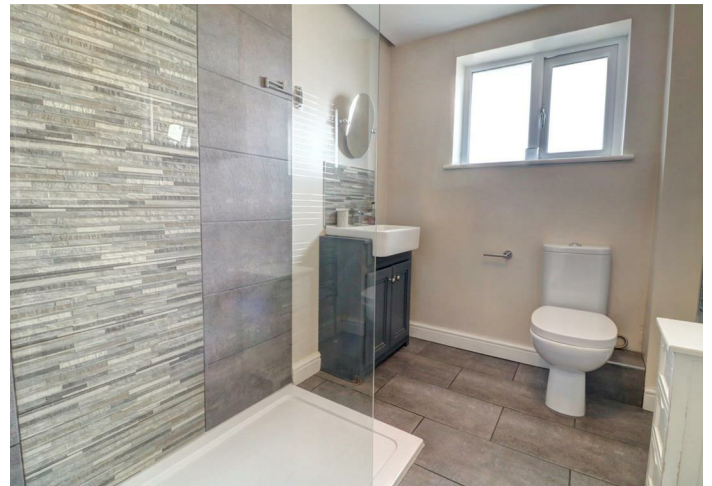
Bedroom One



Bedroom Two



Bedroom Three



Shower Room



Rear Garden



Front View

59 Wallheath Lane, Stonnall

Stonnall

The highly regarded, semi-rural village of Stonnall provides a range of local shops, primary school and St Peters Church, whilst main centre shopping is available at Lichfield, Sutton Coldfield and Walsall and a further range of good schools are easily accessible including Friary High School and King Edwards in Lichfield, Shire Oak Academy and St Francis of Assisi Catholic Technology College at Aldridge (school catchments should be checked)

The area is extremely accessible to all main centres of the West Midlands conurbation with the A5 Trunk and M6 Toll Roads within 4 miles at Brownhills and Shenstone, leading to the M6, M5, M42 and M54.

The area is well served for leisure facilities with Oak Park Leisure Centre in Walsall Wood and cricket and hockey clubs behind the church at The Green, Aldridge and Druids Heath Golf Club off Stonnall Road, Aldridge.

Frontage

Having a gravelled area flanked by crete-print driveway affording off road parking leading to door to:-

Hall

With stairs rising to the first floor, tiled floor and doors off to:-

Guest Cloakroom

With integrated low flush w.c, corner wash hand basin, tiled floor and uPVC double glazed window to the side.

Open-Plan Modern Living Kitchen/Sitting Room

7.24m max x 5.99m max (23'9" max x 19'8" max)

Being a light and airy space, ideal for entertainment and modern living and having a range of modern and stylish eye and base level units with work surface over incorporating single drainer sink unit, range style gas oven, fridge, dishwasher, central island with seating area, part tiled floor, underfloor heating, uPVC double glazed window to the front, uPVC double glazed french doors to the rear, door to utility room, two central heating radiators and sliding doors to:-

Conservatory

3.96m x 3.00m (13'0" x 9'10")

Being uPVC double glazed with uPVC double glazed sliding door to the side.

Utility Room

5.92m max x 2.26m min (19'5" max x 7'5" min)

With a range of base level units with work surface over incorporating single drainer sink unit, central heating radiator, tiled floor, uPVC double glazed window to the rear, part uPVC double glazed door to the rear and door to:-

Garage

4.39m x 2.34m (14'5" x 7'8")

With wall-mounted boiler and up & over door to the front.

First Floor Landing

With uPVC double glazed window to the side and doors off to:-

59 Wallheath Lane, Stonnall

Bedroom One

3.56m max x 3.07m max (11'8" max x 10'1" max)

With central heating radiator, built-in wardrobe and uPVC double glazed window to the rear.

Bedroom Two

3.56m x 2.90m (11'8" x 9'6")

With central heating radiator and uPVC double glazed window to the rear.

Bedroom Three

3.15m max x 3.07m max (10'4" max x 10'1" max)

With built-in wardrobe, central heating radiator and uPVC double glazed window to the front.

Shower Room

Having a modern suite comprising walk-in shower cubicle with built-in shower, low flush w.c, wash hand basin with storage under, part tiled walls, tiled floor, heated towel rail and uPVC double glazed window to the front.

Rear Garden

Enjoying an open aspect to the rear and having block-paved patio with steps up to good sized lawned garden beyond with raised slate chip borders. Open aspect to the rear.

We understand the property is Freehold with vacant possession upon completion.

SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

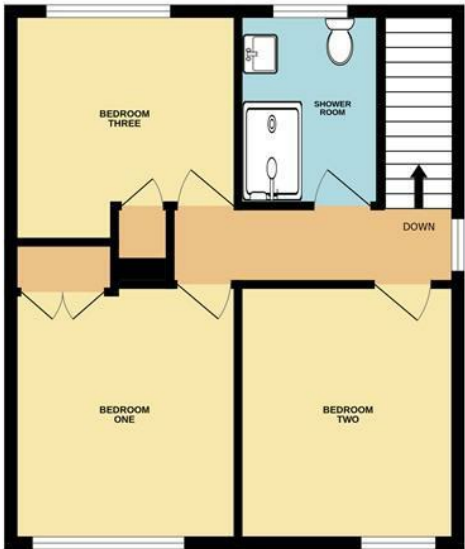
FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

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GROUND FLOOR



1ST FLOOR



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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