

Stonnall Road

Aldridge, Walsall, WS9 8JZ

John German





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£450,000

An individually designed bespoke two-bedroom property finished to the highest standards throughout located in a sought-after location.



Originally housing luxury cars, this superb building has now been transformed into this outstanding detached property which has been individually designed, and now offers a fantastic standard of modern living. The home is not only located in a highly sought-after location with easy access to public transport links and local amenities, but there is a landscaped rear garden with truly breathtaking country views to the rear.

You approach this property through delightful gates opening out to the block-paved driveway providing off-road parking for various vehicles and side access to the rear garden. Rumoured to date back to the 1920's this former garage was converted in 2020 by the current owners and now offers a high-end modern property located in a sought-after location. Internally the property comprises of oak entrance door opening into the welcoming hallway with engineered wooden flooring, bespoke sash window to the front aspect, fitted storage unit, and doors off to the second bedroom, utility room, and the kitchen/diner. The home benefits from underfloor heating to the whole ground floor, bespoke sash windows and oak doors. The heart of the home is the impressive open plan kitchen/diner featuring a range of matching wall and base units with solid oak work surfaces over, tiled splashbacks, breakfast bar area, integrated Neff oven, hob and extractor along with integrated dishwasher and fridge/freezer. There are both exposed brickwork and beams to the ceiling, there is a window and door to the side aspect, vaulted ceilings and three Velux skylights, and ample space for a dining table and chairs. The impressive family bathroom comprises of a tiled flooring with underfloor heating, half tiled walls, roof lantern, freestanding bath, low level WC, wash hand basin and walk in shower. The inviting living room has oak flooring, sash window to the side aspect, feature electric fireplace, exposed beam to the ceiling, and bi-folding doors leading out to the rear garden. Upstairs is the impressive master suite with bespoke fitted storage, vaulted ceiling, two bespoke sash windows to the side aspect and double doors opening out to the balcony with views overlooking the garden and open countryside views. Completing the ground floor is the spacious second double bedroom with carpeted flooring, two bespoke sash windows to the front aspect and fitted wardrobe, and a separate utility room.

Outside to the rear of the home is a low maintenance rear garden with Indian sandstone paving, offering an excellent space for entertaining family and friends, enjoying open countryside views to the rear.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Walsall Metropolitan Borough Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

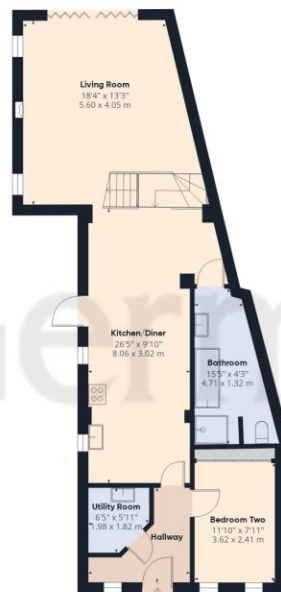
Our Ref: JGA23032026

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Ground Floor



Floor 1



Approximate total area⁽¹⁾

1108 ft²
102.9 m²

Reduced headroom

23 ft²
2.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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