

7 Garnet Close, Stonnall

WS9 9EL

Downes & Daughters
ESTATE AGENCY

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WS9 9EL
Offers over £545,000

Occupying an enviable position within this quiet, yet centrally located, cul-de-sac in this historic Staffordshire village once frequented by Dick Turpin himself, this expansive family home blends thoughtful design with functional luxurious living. Internally, the light-filled reception rooms—comprising a lounge, sitting room, and conservatory provide welcoming spaces for all seasons. The showpiece kitchen diner, boot room, guest cloakroom and handy adaptable study/playroom elevate convenience and flexibility. Upstairs, five bedrooms await, including a master suite with en-suite shower room and a separate family bathroom. Outside there is professionally landscaped rear garden with patio seating areas, central artificial lawn and stylishly planted raised borders, while the front driveway provides ample 'side by side' parking for a number of vehicles. A peaceful neighbourhood, nearby schools, and impressive local amenities complete this compelling package—a perfect place to call home.

Viewing is essential to appreciate the flawless style and flexible layout of this delightful home and its enviable position within one of the area's most popular villages. Friary School catchment area.

GROUND FLOOR

Attractive Entrance Hall With Storage Cupboard • Guest Cloakroom • Sitting / Family Room • Living Room With Log Burner • High Quality Conservatory With Access To Rear Garden • Showpiece Kitchen Diner • Stylish Boot Room • Multi-Use Large Utility Room / Study / Play Room

FIRST FLOOR

Landing With Airing Cupboard • Principal Bedroom With Fitted Wardrobes • En Suite Shower Room • Bedroom Two With Fitted Wardrobes • Bedroom Three • Bedroom Four • Bedroom Five • Family Bathroom

OUTSIDE

Private Block Paved Driveway • 'Side By Side' Parking For A Number Of Vehicles • Professionally Landscaped Rear Garden • Multiple Patio Seating Areas • Central Artificial Lawn • Stylishly Planted Raised Borders • Gated Side Access & Storage Area • Timber Storage Shed

FURTHER INFORMATION

Friary School Catchment • Freehold (TBC By Solicitor) • Energy Rating C • Council Tax Band E • All Mains Services • Upvc Double Glazing • Cavity Wall Insulation





















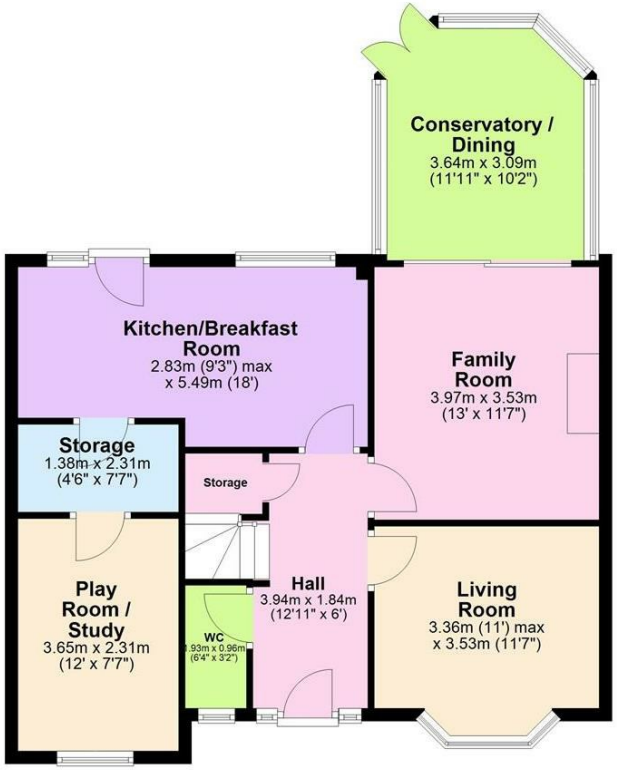






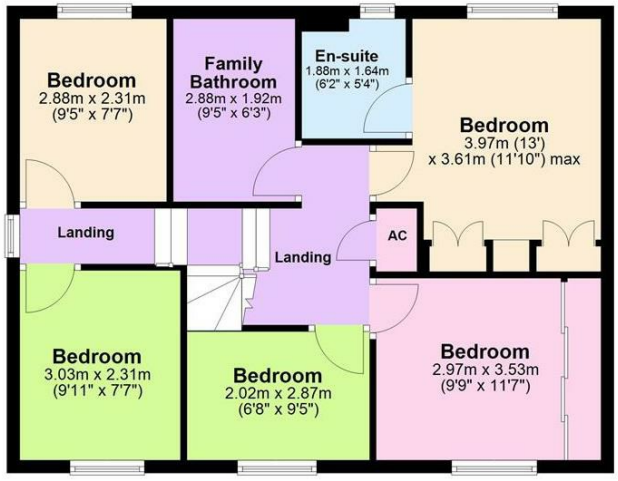
Ground Floor

Approx. 76.1 sq. metres (819.5 sq. feet)

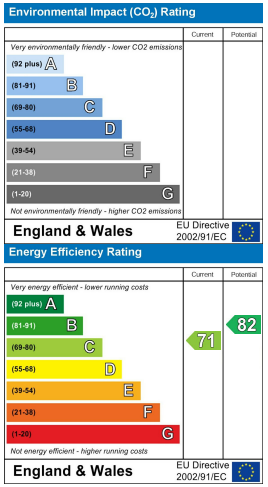


First Floor

Approx. 63.2 sq. metres (680.8 sq. feet)



Total area: approx. 139.4 sq. metres (1500.3 sq. feet)





5 Main Street, Whittington, Staffs. WS14 9JU | **Tel:** 01543 432 099
www.downesanddaughters.co.uk



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