



Clearview, Straight Mile, Calf Heath, Wolverhampton

Offers In Region Of £695,000

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# Clearview, Straight Mile, Calf Heath, Wolverhampton

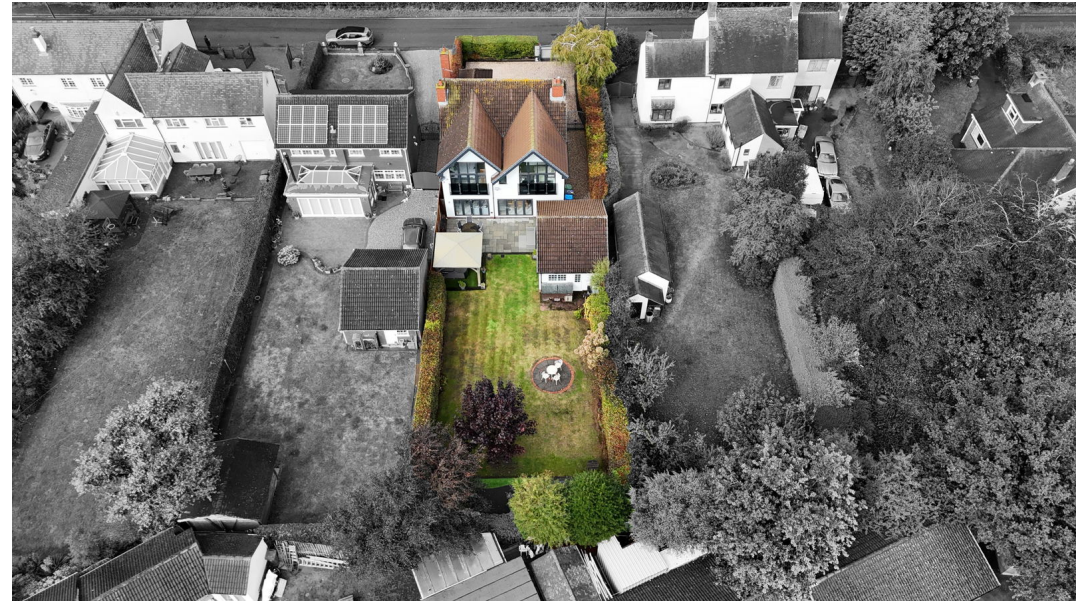
**Lee Cooke Personal Estate Agents – Luxury Collection** are delighted to present this beautiful and highly deceptive, uniquely extended countryside family residence. **IT'S CHAIN FREE READY AND AVAILABLE NOW !**

From the moment you arrive, the property exudes exclusivity, being approached via remote-controlled sliding gates that open to a pebbled secure car parking area at the front. Further secure gated access leads to additional side parking and onto a substantial **Double detached garage ( IDEAL FOR GRANNY ANNEX CONVERSION STP )** which impressively houses a bespoke family entertainment bar area.

**The rear garden** is designed for family enjoyment and entertaining, offering a wonderful patio area, **a fitted gazebo with hot tub**, and an expansive landscaped lawn. Adding to its uniqueness, the garden also features a small pitch-and-putt golf area, creating a fun and versatile outdoor lifestyle.

**Internally** the property welcomes you with an entrance porch leading into a spacious hallway. The ground floor hosts a guest WC, an elegant evening lounge to the front with French doors opening into a relaxed family room with further adjoining daytime sitting area leading to the beautifully designed open-plan entertainment kitchen diner. This exceptional kitchen is finished with striking granite work surfaces, a premium selection of integrated appliances, and flows seamlessly into the adjoining daytime sitting area. A separate home office completes the ground floor, offering flexibility for modern living.

**Upstairs** a generous landing leads to **FOUR** well-proportioned bedrooms, two of which benefit from dedicated dressing areas. The rear bedrooms showcase impressive vaulted ceilings, striking feature high framed windows with Juliet glazed balconies over looking the rear garden adding both character and light. A luxury fitted ensuite with further family bathroom completes the first floor, designed with the same attention to detail seen throughout.





## Entrance Porch

Approached via a feature double-glazed composite door with matching side windows, the entrance porch offers a bright and welcoming space finished with quality Karndean flooring. Double-glazed patio doors lead into the entrance hall.

## Entrance Hall

A spacious hall with Karndean flooring, staircase with handrail and spindles to the first-floor landing, smoke alarm, feature radiator, and oak internal doors giving access to various ground floor rooms.

## Guest WC

Fitted with a modern suite comprising low-flush WC and wall-mounted washbasin set into a vanity unit. Double-glazed front window, radiator, Karndean flooring, oak internal door to entrance hall, and coved ceiling.





## Evening Lounge

4.93m x 4.06m (16'2" x 13'4")

A stylish reception room with French doors leading to the family sitting room, feature open fire with fitted surround, central heating radiator, oak internal door, and a double-glazed bow window to the front aspect.

## Family Sitting Room

4.88m x 4.06m (16'0" x 13'4")

With oak door from the hall, part-glazed French doors into the evening lounge, and open access to the daytime sitting area. Featuring a Gothic-style fire surround with open fire, tiled flooring, and central heating radiator.

## Daytime Sitting Area 13'9" x 11'0"

Adjoining the kitchen, this light-filled family space enjoys underfloor heating, radiator, tiled flooring, ceiling spotlights, smoke alarm, and double-glazed bi-folding doors leading to the rear entertainment patio.



## Family Entertainment Kitchen Diner

6.48m x 5.18m (21'3" x 17'0")

A stunning open-plan family kitchen with a fantastic selection of wall and base units, complementary central island, quartz worktops, and under-unit lighting. High-spec integrated appliances include dishwasher, wine cooler, washing machine, induction hob with extractor, and double oven. Double-glazed windows and bi-folding doors open to the rear garden, with tiled flooring, underfloor heating, and ceiling spotlights.

## Home Office 9'9" x 9'0"

Practical workspace with double-glazed side window, ceiling spotlights, radiator, and door to kitchen.

## First Floor Landing

Spacious landing with countryside views to the front, radiator, coved ceiling, oak internal doors to bedrooms and bathroom.



## Bedroom One

5.18m x 3.56m (17'0" x 11'8")

A generous master with vaulted ceiling, unique double-glazed feature window, French doors with glazed Juliet balcony overlooking the rear garden, radiator, and access to dressing area and ensuite.

## Dressing Area One

4.14m x 3.35m (13'7" x 11'0")

Fitted wardrobes, shelving, drawers with internal lighting, and ceiling spotlights.

## Ensuite

Luxuriously appointed with large walk-in shower, wash basin set into vanity unit, low flush WC, heated towel rail, extractor, ceiling spotlights, tiled flooring, and part-tiled walls.





### Bedroom Two

4.06m x 4.88m (13'4" x 16'0") into wardrobes

Front-facing double with countryside views, fitted wardrobes, radiator, laminate flooring.

### Bedroom Three

3.38m x 3.71m (11'1" x 12'2")

Double room with vaulted ceiling, unique glazed window, French doors with Juliet balcony overlooking rear garden, radiator, and access to Dressing Area Two.

### Dressing Area Two

2.69m x 1.83m (8'10" x 6'0")

Fitted wardrobes, shelving and drawers.



### Bedroom Four

3.84m x 2.74m (12'7" x 9'0")

Front-facing double with countryside views, built-in wardrobe, radiator.

### Family Bathroom

VIEWING IS HIGHLY RECOMMENDED. A stunning bathroom with freestanding roll-top bath, his-and-hers wash basins set into a vanity unit, large walk-in shower, low-flush WC, heated towel rail, tiled flooring, and part-tiled walls.

### Front & Side Garden

Remote-controlled sliding gates open to a large pebbled parking area bordered by beech hedges, with external water tap, power points, and lighting. Double opening gates lead to additional secure parking and garage access.



### Double Detached Garage

4.72m x 4.6m (15'6" x 15'1")

With up-and-over doors, side window, storage space, and door leading into the family entertainment bar area. COULD THERE BE POTENTIAL FOR GRANNY ANNEX CONVERSION ?

### Family Entertainment Bar/Games Room

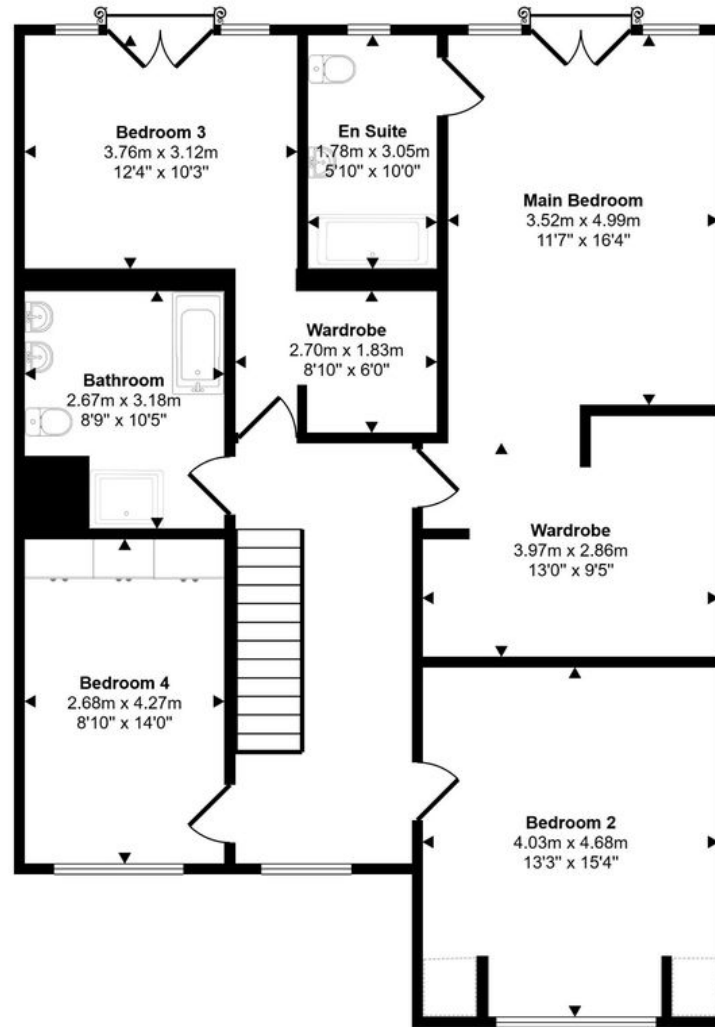
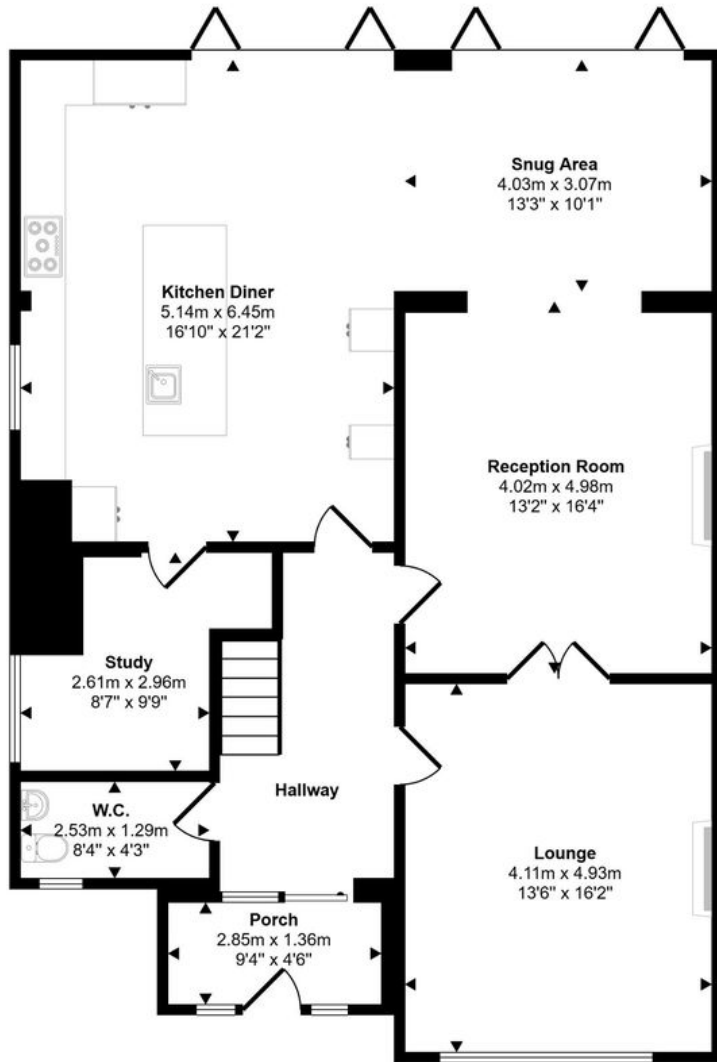
4.67m x 2.24m (15'4" x 7'4")

Incorporating the rear of the garage, this unique leisure space has wooden panelled walls, vaulted ceiling, fitted bar, double-glazed window, and internal door to garage.

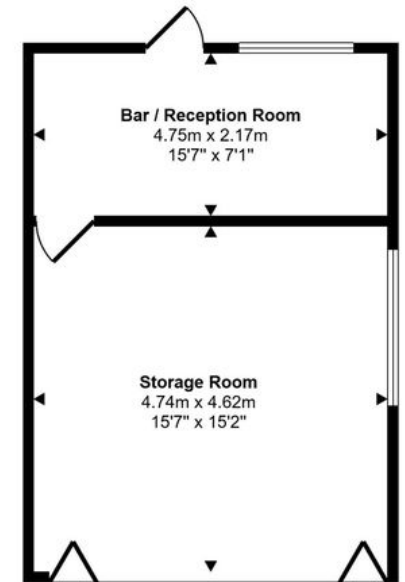
### Rear Garden

A beautifully landscaped garden with large paved entertainment patio, lawn, external power points, water taps, wall lighting, and security lighting. Featuring a **gazebo with freestanding hot tub**, as well as a unique mini pitch-and-putt

Approx Gross Internal Area  
262 sq m / 2821 sq ft



**First Floor**  
Approx 112 sq m / 1207 sq ft



**Outbuilding**  
Approx 33 sq m / 355 sq ft

Denotes head height below 1.5m