



Queens Road, Calf Heath, Wolverhampton

Offers In Region Of £550,000

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Queens Road, Calf Heath, Wolverhampton

A STUNNING MODERN STLYE 5/6 BEDROOM DETACHED FAMILY HOME SITUATED WITHIN A SMALL AND SOUGHT AFTER EXCLUSIVE CUL-DE-SAC LOCATION - CLOSE TO THE POPULAR CALF HEATH MARINA.

Lee Cooke eXp Personal Estate Agents presents this wonderful modern and executive detached family home, situated in an exclusive cul-de-sac just off the main rural location of Queens Road in the ever-popular rural village of Calf Heath.

Externally the property is approached via a large frontage offering ample off-road parking, with a **LARGE DETACHED GARAGE** (ideal for annex conversion, subject to relevant permissions) to the side. Garden grounds extend to the front and rear, providing pleasant outdoor spaces.

Inside, you will discover an entrance hall, ground floor guest WC, fitted utility, and a fabulous open-plan entertainment kitchen/diner. Also on the ground floor is a versatile home office/guest bedroom six and a spacious family lounge with a feature fireplace.

On the first floor there is a sizable landing area leading to **five well-proportioned bedrooms**, the master with en-suite, and a separate family bathroom.

Location & Area

Calf Heath is a sought-after rural village located between Wolverhampton and Stafford in South Staffordshire. It offers excellent commuting access, with nearby links to both the M54 motorway and the M6 motorway. The village benefits from a strong community atmosphere, with local amenities including the well-known village pub Dog & Partridge on Straight Mile, which provides food and drinks in a relaxed countryside setting. For leisure, the nearby reservoir and canal walks provide peaceful outdoor spaces for residents. Calf Heath blends rural charm with excellent access to schools, shops, and major transport links — making it a prime choice for the discerning family buyer.





ENTRANCE HALL

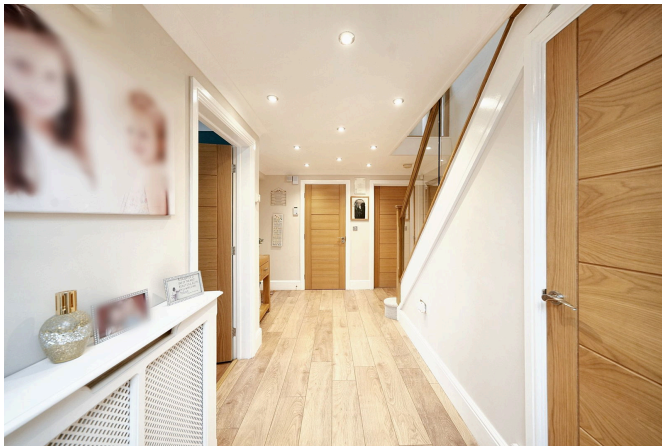
Having a **double-glazed composite door** to front access, **feature stairs with glass balustrade** leading to the first floor landing, **double-glazed window to front**, **laminated flooring**, **central heating radiator**, and **storage cupboard**. Finished with **spotlighted ceiling** and **smoke alarm**, with **doors leading to various rooms**.

GROUND FLOOR GUEST WC

Fitted with a modern suite comprising a **low flush WC**, **wash basin**, and **heated towel rail**. Also featuring **double-glazed window to front**, **laminated flooring**, and **extractor fan**.

FAMILY LOUNGE – 19'5" x 12'8"

A superb family space featuring **double-glazed French doors** opening onto the rear patio area, and **double-glazed window to front** allowing for ample natural light. Includes **two central heating radiators**, a **feature remote-controlled LPG fireplace with surround**, **coved ceiling**, and **French glazed doors leading into the entrance hall**.





ENTERTAINMENT KITCHEN/DINER – 24'9" x 11'7"

A stunning open-plan area, perfect for modern family living, with **French bay doors** opening to the rear entertainment patio and a **double-glazed window overlooking the rear garden**.

Comprising a **comprehensive range of fitted wall and base units** with matching **central island, integrated spice rack**, and a selection of **integrated appliances**, including **double fridge, double freezer, LPG five-burner hob with feature extractor, double oven and grill, and dishwasher**. Also includes **door to the main entrance hall, door to utility room, central heating radiator, spotlighted ceiling, and laminate flooring**.

UTILITY ROOM – 7'1" x 7'6"

Fitted with matching **wall and base units** with **roll-top work surfaces, plumbing for automatic washing machine, central heating radiator, extractor fan, and spotlighted ceiling**. Also includes a **double-glazed door to side access and double-glazed window to front**.



FIRST FLOOR LANDING

Accessed via **feature stairs with glass balustrade**, with **lamine flooring, central heating radiator, storage cupboard, loft access with pull-down ladder, and smoke alarm**. Doors lead to all first-floor rooms.

BEDROOM ONE – 13'2" x 10'6"

A spacious master bedroom with **double-glazed windows to front and side, lamine flooring, central heating radiator, and fitted wardrobes**. Includes **dressing area and door leading to en-suite**.

EN-SUITE

Fitted with a **walk-in shower area, low flush WC, and wash basin set within a vanity unit**. Finished with **tiled walls and flooring, spotlighted ceiling, shaver point, heated towel rail, and double-glazed window to side**.



BEDROOM TWO – 12'4" x 11'0"

Double-glazed window to front, **built-in wardrobes, lamine flooring, and central heating radiator**.

BEDROOM THREE – 12'7" (into wardrobes) x 10'2"

Double-glazed window to rear, **built-in wardrobes, lamine flooring, and central heating radiator**.

BEDROOM FOUR – 9'7" x 9'7"

Double-glazed window to rear, **built-in wardrobes, central heating radiator, and lamine flooring**.





BEDROOM FIVE – 10'8" x 6'8"

Double-glazed window to front, **built-in wardrobe**, **laminate flooring**, and **central heating radiator**.

FAMILY BATHROOM

Modern fitted suite comprising a **panelled bath with shower over**, **low flush WC**, and **wall-mounted wash basin with feature vanity unit lighting**. Also includes **double-glazed window to rear**, **tiled walls and floor**, **spotlighted ceiling**, **extractor fan**, **heated towel rail**, and **airing cupboard**.

FRONT GARDEN

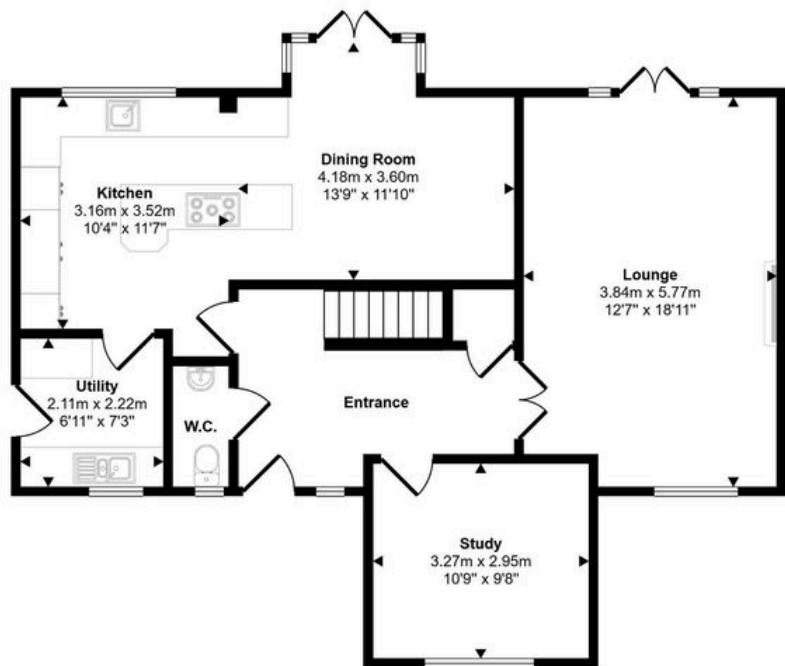
Set within a **pleasant cul-de-sac location**, the property benefits from a **cobbled frontage** providing **ample off-road parking**, **feature wall lighting**, **access to the double garage**, **lawned area**, and a **selection of trees, plants, and shrubs**. Gated access leads to the rear garden.

REAR GARDEN

A beautifully maintained rear garden featuring a **paved patio area**, **lawned section with trees, plants, and shrubs**, **external water tap**, **pathway and gate leading to front**, and a **sunken LPG ground tank**. Access to the main garage is also available from the garden.

DOUBLE DETACHED GARAGE – 18'3" x 18'4"

Having **two up-and-over doors to front**, **double-glazed door to rear garden**, **lighting**, and **upper storage area**. **PLEASE NOTE: The LARGE DETACHED GARAGE MAY OFFER POTENTIAL FOR CONVERSION** into a **home office**, **granny annexe**, or **additional accommodation**, subject to **relevant building regulations and permissions**.

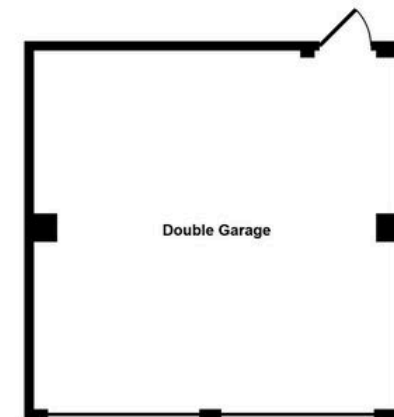


Ground Floor
Approx 77 sq m / 826 sq ft

Approx Gross Internal Area
183 sq m / 1970 sq ft



First Floor
Approx 76 sq m / 818 sq ft



Garage
Approx 30 sq m / 326 sq ft