



Connells

Queens Road
Calf Heath Wolverhampton

Queens Road Calf Heath Wolverhampton WV10 7DT

for sale offers over
£575,000



Property Description

Introducing Queens Road, a stunning five-bedroom detached property, nestled in the charming village of Calf Heath. Step inside and be greeted by a spacious entrance hallway, setting the tone for whole property. This home boasts a variety of inviting spaces, including a lounge, a formal dining room, and an entertainment kitchen with integrated appliances and granite worktops. The well-appointed utility room also offers practicality and convenience.

Moving to the first floor, you will discover four double sized bedrooms, providing ample space for relaxation and rest. Relax in the beautifully designed bathroom, while two ensuite shower rooms enhance privacy for the family or guests.

As you ascend to the second floor, a further double bedroom awaits, ideal for accommodating guests or creating a personal retreat. A convenient shower room on this level ensures comfort and convenience for all.

Outside, the property boasts both front and rear gardens, allowing for outdoor enjoyment and relaxation.

An added benefit is the driveway and a detached double garage. This property offers a harmonious blend of style, space, and functionality, making it the perfect place to call home. Don't miss the opportunity to make Queens Road your own and experience the modern living in Calf Heath.

Location And Area

Conveniently located for the M6 and M54 motorways, Calf Heath is situated between Penkridge, Cannock, Wolverhampton and Telford areas and offers fantastic commuting area. The Vendor advises Connells that there is a local school bus nearby and a rural charming local public house just a stones through away with the idealist Calf Heath Marina.

Approach

Setback from the roadside behind a hedge and a gate to access the front lawn with a path leading up to the main accommodation and access to the side utility door and rear garden. To the side of the property allows you to access the driveway and double garage.

Entrance Hall

Radiator, ceiling, spotlights, storage cupboard beneath the stairs, stairs, rising to the first floor, landing, doors to the lounge, dining room, kitchen and ground floor wc.

Ground Floor Wc

Low flush wc, ceiling, light point, tiled walls, radiator and double glazed window to the front.

Lounge

23' x 12' 7" (7.01m x 3.84m)

Double glazed window to the front, double radiator, two double glazed windows to the side, two ceiling, light points, French doors to the rear garden and door to the dining room.

Dining Room

14' 1" x 10' 11" (4.29m x 3.33m)

Two ceiling light points, radiator, French doors to the rear garden and access to the entertainment kitchen.

Entertainment Kitchen

16' x 12' 1" (4.88m x 3.68m)

Matching and base units with granite worktops, an inset 1 1/2 sink and drainer with spray tap, integrated appliances, such as double oven, dishwasher, wine cooler, four ring gas hob, extractor hood above, ceiling spotlights, double radiator and kitchen island with storage beneath. Door to utility room and hallway.



Utility

7' 1" x 5' 11" (2.16m x 1.80m)

Worktops with inset sink and mixer tap, two double glazed windows to the front, wall mounted boiler, ceiling, light point, door to the side garden.

First Floor Landing

Two ceiling, light, points, storage cupboard, housing, water, tank and doors to all bedrooms and bathroom, stairs rising to the second floor.

Bedroom One

14' 1" x 12' 1" (4.29m x 3.68m)

Two double glazed window to the front and side, built-in wardrobe, two ceiling light points, and double radiator and door to the ensuite.

En-Suite

Double glazed window to rear, walk-in shower cubicle, low flush wc, wash hand basin, part tiled walls, ceiling spotlights, heated towel rail, extractor fan, shaver point.

Bedroom Two

15' x 11' (4.57m x 3.35m)

Double glazed window to the rear, two ceiling light points, double radiator, door to ensuite.

En-Suite

Walk-in shower cubicle, low, flush wc, wash hand basin, partly tiled walls, heated towel rail, ceiling spotlights, extractor fan, shaver socket point.

Bedroom Three

12' 1" max x 12' 1" max (3.68m max x 3.68m max)

Double glazed windows to the rear and side, ceiling light point and double radiator.

Bedroom Four

12' 1" max x 10' max (3.68m max x 3.05m max)

Double glazed window to the front, double radiator and ceiling light point.

Bathroom

Fitted bath, walk-in shower cubicle, low flush WC, wash hand basin with mixer tap, partly tiled walls, double radiator, ceiling spotlights, loft access and double glazed window to the front.

Second Floor Landing

Ceiling spotlights, two storage cupboards and doors to bedroom five and shower room.

Bedroom Five

12' 7" x 12' 7" (3.84m x 3.84m)

Double glazed window to the front, ceiling spotlights and double radiator.

En-Suite Shower Room

Walk-in shower cubicle, low flush wc, wash hand basin, double radiator, extractor fan, ceiling spotlights, shaver plug point and double glazed window to the front.

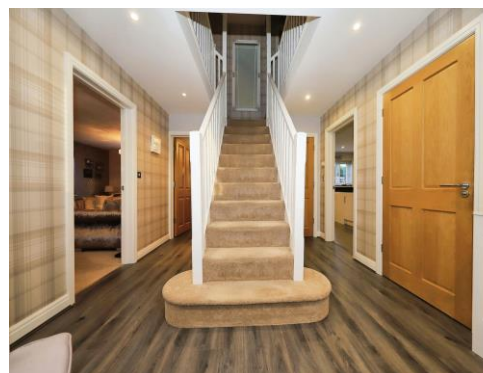
Outside Rear

Patio with lawn and a paved central path leading to a raised decking area. Door to the double garage and the rear garden benefits from an outside tap point and double socket point.

Detached Double Garage

17' x 16' 11" (5.18m x 5.16m)

Two ceiling light points and two up and over garage doors.





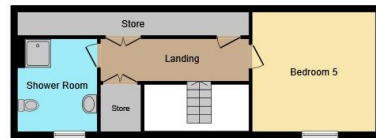




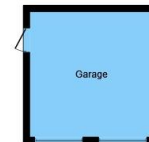
Ground Floor



First Floor



Second Floor



Garage

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: C

view this property online connells.co.uk/Property/WVH330251

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH330251 - 0003