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Queens Road | Calf Heath, Wolverhampton | WV10 7DT

Offers Invited £695,000

 **Webbs**
estate agents

Summary

** NO CHAIN ** DETACHED FARMHOUSE ** OUTSTANDING POTENTIAL ** IN NEED OF UPGRADING ** SOUGHT AFTER VILLAGE LOCATION ** SET IN APPROX 7.5 ACRES ** VIEWING ADVISED ** THREE BEDROOMS ** BATHROOM & SHOWER ROOM ** SPACIOUS LOUNGE ** DINING ROOM ** KITCHEN ** BATHROOM ** UTILITY ROOM ** GARAGE **

Webbs Estate have pleasure in offering this fabulous detached farmhouse offering outstanding potential to extend into a fabulous family home subject to planning permission. Set on approximately 7.5 acres and situated in the sought after village location of Calf Heath. The property is in need of upgrading throughout and briefly comprising: storm porch, hallway, lounge, dining room, ground floor bathroom, kitchen, and utility room. The first floor landing leads to three bedrooms and an en-suite shower room. Externally the property is approached via a shared driveway, with extensive private driveway & gardens with pastureland extending to 7.5 acres. VIEWING ADVISED TO APPRECIATE THE POTENTIAL THIS PROPERTY HAS!

Key Features

- DETACHED FARMHOUSE
- IN NEED OF UPGRADING
- OUTSTANDING OPPORTUNITY
- SOUGHT AFTER VILLAGE LOCATION
- SET IN 7.5 ACRES
- VIEWING ADVISED

Rooms and Dimensions

AWAITING VENDOR APPROVAL

STORM PORCH

HALLWAY

LOUNGE

17'10" x 14'4" (5.44m x 4.37m)

DINING ROOM

14'8" x 11'2" (4.47m x 3.40m)

REAR HALLWAY

GROUND FLOOR BATHROOM

KITCHEN

11'3" x 10'0" (3.43m x 3.05m)

UTILITY

LANDING

BEDROOM ONE

18'4" x 14'9" (5.59m x 4.50m)

BEDROOM TWO

11'11" x 11'4" (3.63m x 3.45m)

ENSUITE SHOWER ROOM

BEDROOM THREE

10'7" x 11'1" (3.23m x 3.38m)

DOUBLE GARAGE (NEED OF REPAIR)

15'8" x 20'0" (4.78m x 6.10m)

DRIVEWAY & GARDENS

7.5 ACRES

COAL MINING

CONNECTIVITY:

PARKING

PROPERTY TYPE & CONSTRUCTION

ROOMS

UTILITIES





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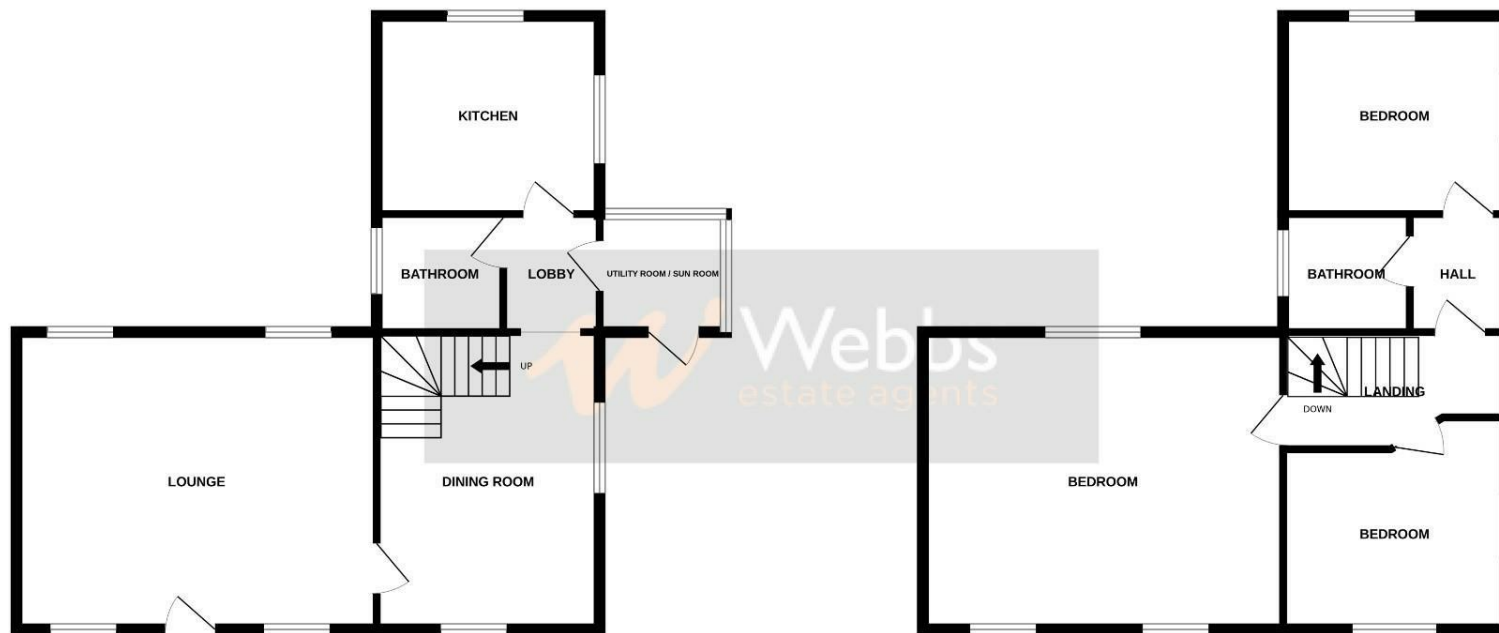
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Score	Band	Score	Band
105-120	A	10-15	A
81-105	B	16-20	B
61-81	C	21-25	C
41-61	D	26-30	D
21-41	E	31-35	E
1-21	F	36-40	F
0-1	G	41-45	G

Energy Efficiency Rating: 68 (Band B)
 Environmental Impact (CO₂) Rating: 22 (Band E)