



Webbs  
Helping people move since 1994

Queens Road | Calf Heath, Wolverhampton | WV10 7DT  
Offers In The Region Of £575,000

 **Webbs**  
estate agents



# Summary

\*\* NO CHAIN \*\* DETACHED FARMHOUSE \*\* OUTSTANDING POTENTIAL \*\* IN NEED OF UPGRADING \*\* SOUGHT AFTER VILLAGE LOCATION \*\* VIEWING ADVISED \*\* THREE BEDROOMS \*\* BATHROOM & SHOWER ROOM \*\* SPACIOUS LOUNGE \*\* DINING ROOM \*\* KITCHEN \*\* BATHROOM \*\* UTILITY ROOM \*\* GARAGE \*\* GARDENS APPROACHING 1 ACRE \*\* ADDITIONAL LAND BY SEPARATE NEGOTIATION \*\*

Webbs Estate Agents have the pleasure in offering this rare opportunity of this fabulous detached farmhouse with outstanding potential to extend into a seven-figure fabulous family home, subject to planning permission. The property covers an area just short of an acre, of which the vendor is the owner of the adjoining land and may consider offers to increase to assist a sale. Situated in the sought-after village location of Calf Heath. The property is in need of upgrading throughout and briefly comprises: 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 shared driveway & gardens. VIEWING ADVISED TO APPRECIATE THE POTENTIAL THIS PROPERTY HAS!

# Key Features

- NO CHAIN
- DETACHED FARMHOUSE
- OUTSTANDING POTENTIAL
- SDLT EXEMPT
- APPROX. 1 ACRE
- IN NEED OF UPGRADING
- VIEWING IS ESSENTIAL
- SOUGHT AFTER VILLAGE LOCATION
- PRIVATE & SECURE
- FURTHER LAND AVAILABLE

# Rooms and Dimensions

## STORM PORCH

## LOUNGE

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

## LOUNGE

14'7" x 11'1" (4.47m x 3.40m)

## REAR HALLWAY

## GROUND FLOOR BATHROOM

## KITCHEN

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

## UTILITY

## LANDING

## BEDROOM

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

## BEDROOM

3.63m x 3.45m

## ENSUITE SHOWER ROOM

## BEDROOM

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

## DOUBLE GARAGE (IN NEED OF REPAIR)

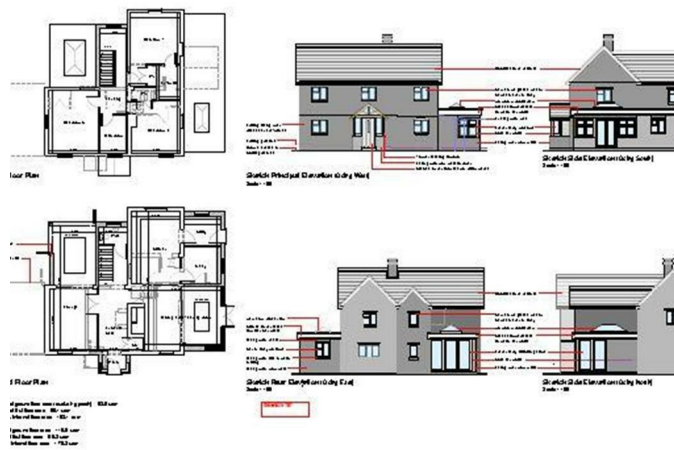
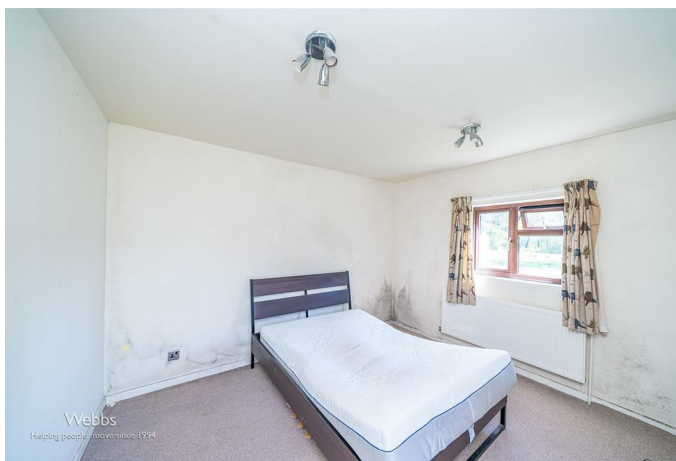
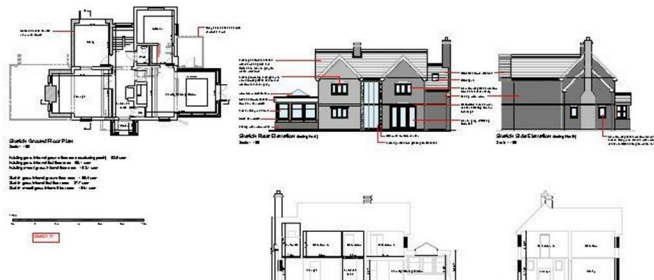
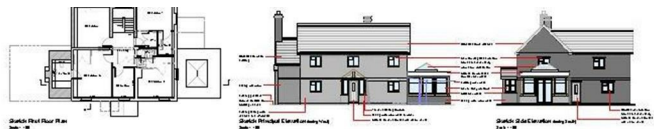
15'8" x 20'0" (4.78m x 6.10m )

## EXTENSIVE GARDENS

## SHARED DRIVEWAY



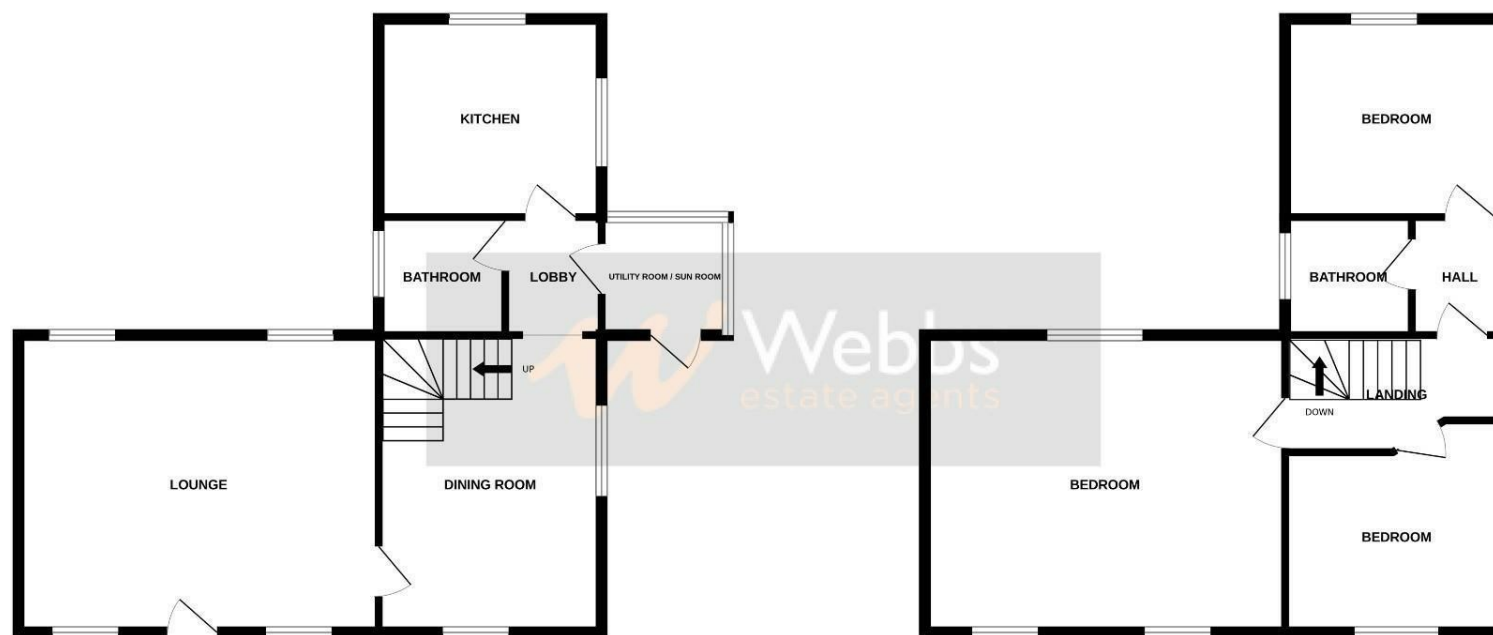






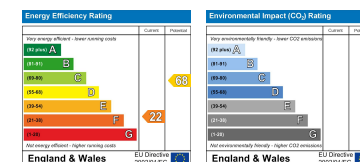
GROUND FLOOR

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.  
Made with Metropix ©2024

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.



153 Avon Road, Cannock, WS11 1LF

Tel: 01543 468846 | Email: [sales@webbestateagents.co.uk](mailto:sales@webbestateagents.co.uk) | [www.webbestateagents.co.uk](http://www.webbestateagents.co.uk)