



Calthorpe Close,  
Walsall, WS5 3LT

Offers in Excess of £600,000

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Occupying a generous overall plot in a highly sought after Cul-de-Sac location within easy reach of well-regarded schools, excellent amenities and transport links, this impressive, detached house boasts very well-presented accommodation with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, access to under-stairs storage cupboard and having attractive wood-effect flooring - a feature that continues through into the light and airy lounge with bay window to the front elevation and three leaf folding doors leading into the spacious dining / family room with patio door to the rear garden. Completing the ground floor there is a versatile study / hobby / playroom and the stunning breakfast kitchen which features a range of modern, gloss-fronted wall and base units, breakfast bar, integrated dishwasher, space for a range style cooker and access to utility room with plumbing for washing machine, door to rear garden and guest WC off.

To the first floor there are four bedrooms - three generous double bedrooms with fitted wardrobes and a single bedroom - and the family bathroom with suite comprising WC, wash basin and bath with mains shower over.

Externally, the large rear garden is laid mainly to lawn with a selection of trees, timber-built garden shed and a paved patio area and there is ample driveway parking to the front of the property for multiple vehicles.





## Property Specification

IMPRESSIVE, DETACHED FAMILY HOME  
 POPULAR CUL-DE-SAC LOCATION  
 GENEROUS OVERALL PLOT  
 TWO GOOD SIZED RECEPTION ROOMS  
 BREAKFAST KITCHEN, UTILITY AND GUEST WC

Hall

Lounge

4.30m (14'1") into bay x 3.60m (11'10")

Dining / Family Room

5.64m (18'6") x 3.60m (11'10")

Breakfast Kitchen

3.70m (12'2") x 3.47m (11'5")

Utility

2.00m (6'7") x 1.72m (5'8")

WC

Study / Hobby / Play Room

3.20m (10'6") max x 2.85m (9'4") max

Landing

Bedroom 1

4.30m (14'1") into bay x 3.60m (11'10")

Bedroom 2

3.60m (11'10") x 3.34m (10'11")

Bedroom 3

4.73m (15'6") x 2.85m (9'4")

Bedroom 4

2.74m (9') x 1.91m (6'3")

Bathroom

2.69m (8'10") x 2.00m (6'7")

### Agent's Note:

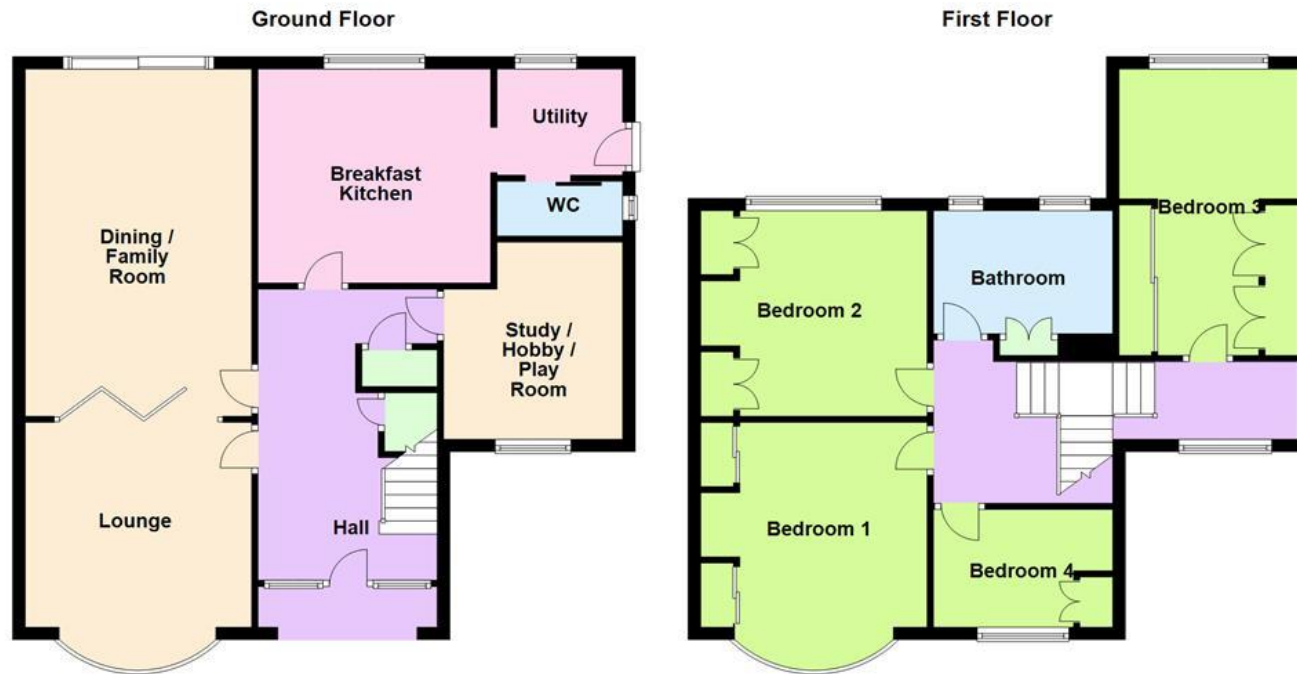
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 Came on the market:

### Viewer's Note:

Services connected: Gas, Electricity, Water & Drainage  
 Council tax band: E  
 Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			91
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

## Map Location

