



18 Calvin Close, Wombourne, Wolverhampton, WV5 0DF

BERRIMAN
EATON

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This is a semi-detached family home which occupies a generous corner position within this popular cul de sac. There is off parking to the side of the property, a detached garage and an enclosed private rear garden. The internal accommodation briefly comprises entrance hall, living room, separate sitting/dining room, breakfast kitchen and conservatory to the ground floor. To the first floor there are three bedrooms and a shower room. The property benefits from central heating double glazing and no upward chain.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Calvin Close is situated off Van Diemens Road and is conveniently located for shopping facilities on Common Road with transport links also available to Wolverhampton, Dudley and Stourbridge. Wombourne village centre is approximately one mile away with shops, leisure centre, library, doctors surgeries and dentists. Blakeley Heath Primary School is within walking distance whilst there are other primary and secondary schools available close by. There is a supermarket located nearby on Bridgnorth Road.

DESCRIPTION

Calvin Close is a semi-detached family home which occupies a generous corner position within this popular cul de sac. There is off parking to the side of the property, a detached garage and an enclosed private rear garden. The internal accommodation briefly comprises entrance hall, living room, separate sitting/dining room, breakfast kitchen and conservatory to the ground floor. To the first floor there are three bedrooms and a shower room. The property benefits from central heating double glazing and no upward chain.

ACCOMMODATION

The ENTRANCE HALL is accessed through a composite door with opaque leaded panel, there is a staircase rising to the first floor landing and a radiator. There is a door into the DINING ROOM/SITTING ROOM which has understairs storage cupboard, double glazed leaded sliding patio doors to the conservatory, door into the kitchen and double opening glazed doors into the LIVING ROOM. This has two double glazed leaded bay windows to the front and side elevations, radiator, wiring for wall lights and a gas fire with surround. The KITCHEN/BREAKFAST ROOM is fitted with a range of wall and base units with complementary work surfaces, inset one and a half sink and drainer and mixer tap, there is a double Bosch oven and microwave, gas hob and fitted extractor. There are a range of integrated appliances including fridge, freezer, washing machine and dishwasher. There is a double glazed leaded window to the rear elevation, radiator, spotlights and double glazed leaded door into the CONSERVATORY. This is brick and double glazed construction with a glass roof, extractor fan, French doors onto the rear garden, wiring for the walls lights tiled floor and radiator.

The staircase rises to the FIRST FLOOR LANDING and has loft access and an airing cupboard which houses the wall mounted central heating boiler. The SHOWER ROOM has a curved cubicle, vanity wash hand basin with mixer tap which incorporates the low level WC, tiled walls, radiator and double glazed leaded window to the rear elevation. DOUBLE BEDROOM 1 has double glazed leaded windows to the front and side elevations, radiator and wardrobe. DOUBLE BEDROOM 1 has a double glazed leaded window to the front elevation, alcove with fitted dressing table and shelving and radiator. BEDROOM 3 has a double glazed leaded window to the front elevation and radiator.

OUTSIDE

The property occupies a corner position with a large, well established and well planted front garden, with a hedged boundary. There is a tarmac driveway providing off road parking and giving access to the entrance and to the side there is a detached single GARAGE which has metal double opening doors, a UPVC window overlooking the garden and a UPVC door to the side. There is a pedestrian gate giving access from the road to the rear garden. The REAR GARDEN has a very private aspect, a paved patio, steps to a lawned area which also has a pond to the side, there is hardstanding for a shed and the garden has a fenced boundary.

TENURE WE UNDERSTAND THAT THE PROPERTY IS FREEHOLD.

SERVICES We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND C – South Staffordshire DC

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Wombourne office.

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£280,000

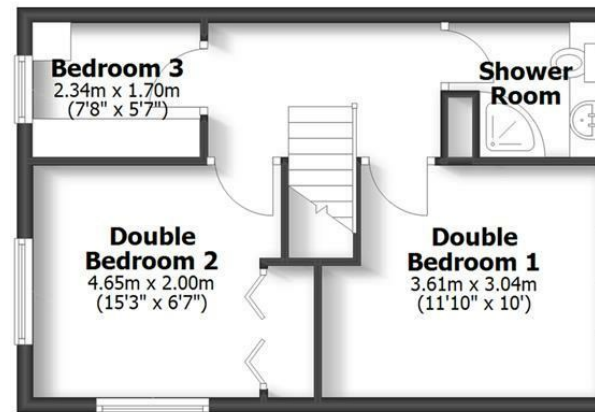
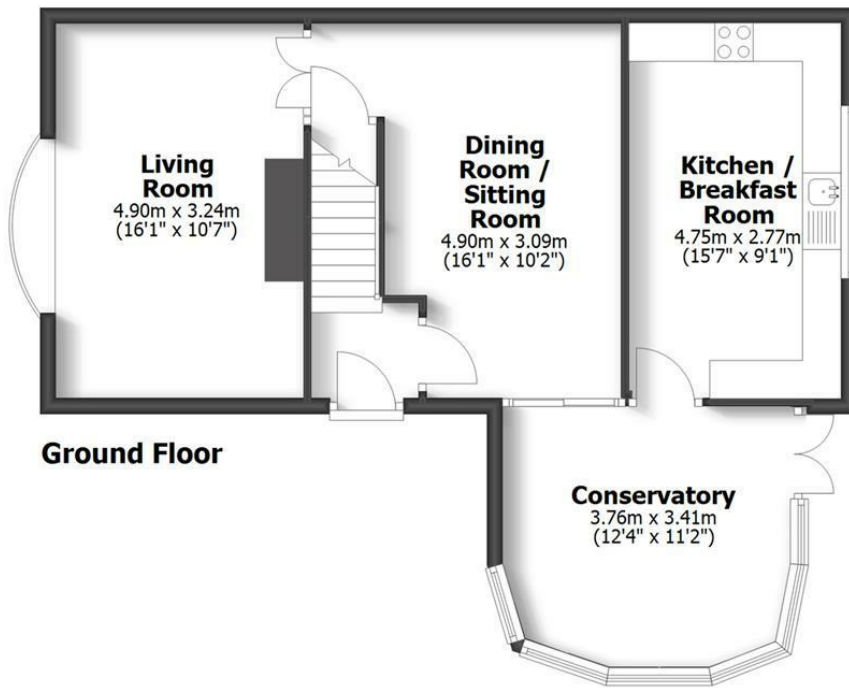
EPC:

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



18 Calvin Close
Wombourne

HOUSE: 101.6sq.m. 1093sq.ft.
 GARAGE: 15sq.m. 161sq.ft.
TOTAL: 116.6sq.m. 1254sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



First Floor



