



10 Calvin Close, Wombourne, Wolverhampton, WV5 0DF

BERRIMAN  
EATON

# 10 Calvin Close, Wombourne, Wolverhampton, WV5 0DF

Calvin Close is a semi-detached family home with off road parking, garage and enclosed rear garden. The internal accommodation briefly comprises entrance hall, living room, kitchen and dining area and conservatory to the ground floor. To the first floor there are three well proportioned bedrooms and shower room/wc. The property benefits from central heating, double glazing and the benefit of 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

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## ACCOMODATION

A wooden opaque glazed door gives access to the hallway, stairs rising to the first floor landing and door into the LIVING ROOM, this has a double glazed bay window to the front elevation and double glazed window to the side, coal effect gas fire with feature surround, radiator and double doors into the dining area. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset one and a half bowl and drainer with mixer tap, integrated oven, hob, plumbing for washing machine, space for a fridge freezer, double glazed window to the rear elevation, UPVC door to the side. The DINING AREA has understairs storage cupboard, radiator and door into the CONSERVATORY, this is double glazed and part brick construction, and is in need of some updating, and has a tiled floor.

The staircase rises to the FIRST FLOOR LANDING and has a loft access and airing cupboard with wall mounted central heating boiler. DOUBLE BEDROOM has a double glazed window to the rear elevation and radiator. DOUBLE BEDROOM has a double glazed window to front and side, radiator and hanging rail. BEDROOM 3 has a double glazed window to the front elevation and radiator. The SHOWER ROOM has a walk in cubicle, vanity wash hand basin and mixer tap, low level WC, double glazed opaque to the rear elevation, tiled walls and heated ladder towel rail.

## OUTSIDE

To the front of the property there is off road parking and access to the GARAGE, which is recessed and has wooden double opening doors, single glazed window and a wooden door to the rear garden. There is a gravelled foregarden with planting borders. The REAR GARDEN has a paved patio, lawned area and fencing to the 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.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

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### Wombourne Office

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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.



**10 CALVIN CLOSE  
WOMBOURNE**

HOUSE: 80.3sq.m. 865sq.ft.  
 GARAGE: 13.8sq.m. 148sq.ft.  
**TOTAL: 94.1sq.m. 1013sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



