



12 Calvin Close, Wombourne, Wolverhampton, South Staffordshire, WV5 0DF



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This is a semi-detached family home which has off road parking, garage and an enclosed rear garden. The internal accommodation briefly comprises entrance hall, living room and dining kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property briefly comprises double glazing, central heating and no upward chain.

EPC : D  
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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### ACCOMMODATION

The ENTRANCE HALL is accessed through a wooden door with opaque leaded inserts with stained glass detail and double glazed opaque panels to either side and the staircases rises to the first floor landing. The LIVING ROOM has double glazed leaded windows to the front and side elevations and a brick fireplace which incorporates shelving and a tv stand. The KITCHEN/DINING ROOM has a range of wall and base units with complementary work surfaces and inset single drainer sink unit and mixer tap, there is space for an oven with a pull out extractor above. There is an understairs storage cupboard and a pantry which houses the wall mounted central heating boiler. There are double glazed leaded window to the rear and side elevations and a UPVC door leading to the garden.

The staircase rises to the FIRST FLOOR LANDING which has wooden balustrades and gives access to the BATHROOM which is fitted with a white suite which comprises bath with shower over and screen, low level WC, pedestal wash hand basin, heated ladder towel rail, loft access, part tiling to the walls and double glazed leaded window to the rear elevation. DOUBLE BEDROOM 1 has double glazed leaded window to the rear elevation and fitted wardrobes with overhead storage. DOUBLE BEDROOM 2 has double glazed leaded windows to the front and side elevations and two fitted wardrobes. BEDROOM 3 has a double glazed leaded window to the front elevation and a fitted wardrobe with dressing table.

### OUTSIDE

To the front of the property there is a gravelled foregarden and a block paved driveway affording off road parking for several vehicles and giving access to the GARAGE, which has wooden double opening doors, a single glazed window to the rear and a wooden door into the REAR GARDEN. This has a gravel patio, lawn and a fence to the boundary.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND C – South Staffordshire  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the WOMBOURNE Office.  
The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available  
Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.  
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.  
The long term flood defences website shows very low

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#### Bridgnorth Office

01746 766499

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#### Wombourne Office

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

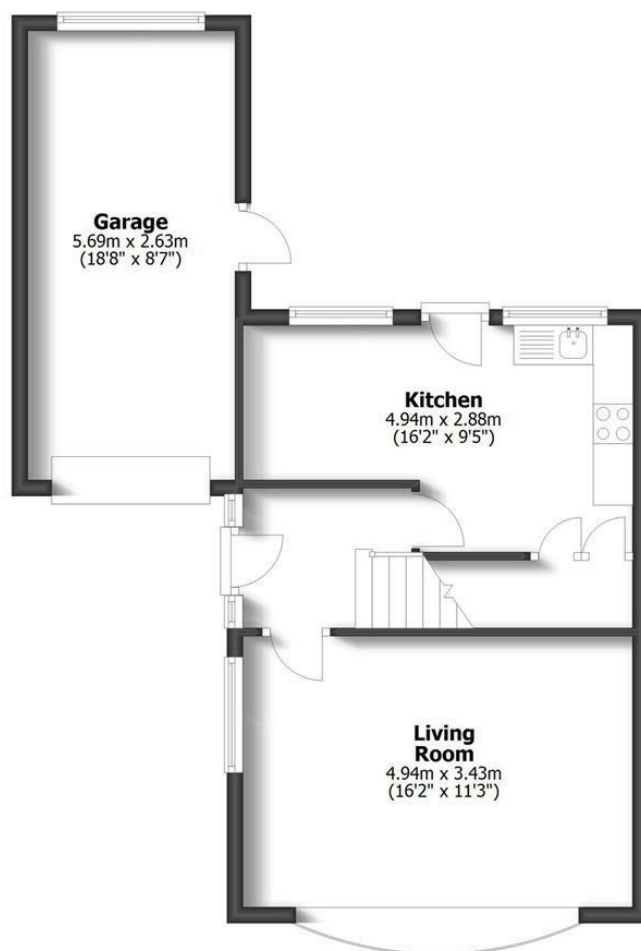
Offers In The Region Of  
£260,000

EPC: D

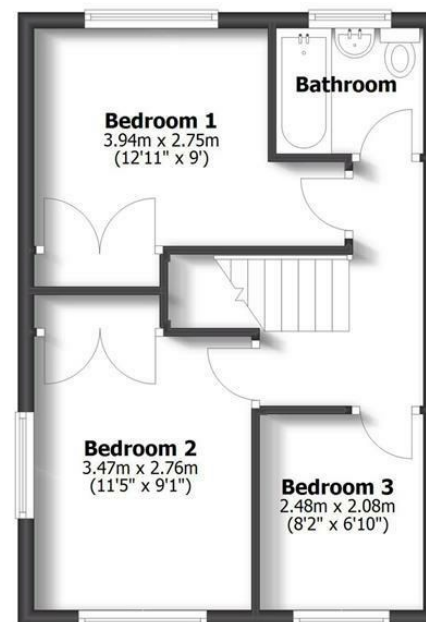
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



## 12 Calvin Close Wombourne



**Ground Floor**



**First Floor**

HOUSE: 72.9sq.m. 785sq.ft.  
GARAGE: 14.9sq.m. 161sq.ft.  
**TOTAL: 87.8sq.m. 946sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



