



Alpine Cottage, 11 Kings Road, Calf Heath, Wolverhampton, WV10 7DU

BERRIMAN
EATON





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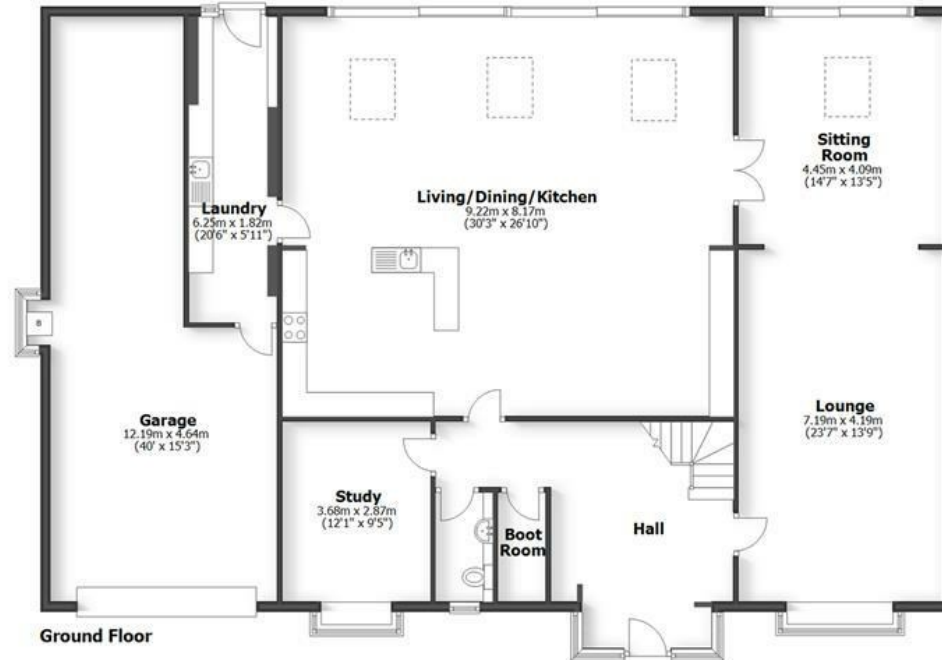
A beautifully presented, contemporary property set in a large plot of approximately 0.5 acres in total with extensive parking, garaging for multiple vehicles (which could be converted for other uses STPP) and a fine flow of rooms to both ground and first floors.

ALPINE COTTAGE
11 KINGS ROAD, CALF HEATH

HOUSE: 314.1sq.m. 3381sq.ft.
 GARAGES: 179.1sq.m. 1928sq.ft.
TOTAL: 493.2sq.m. 5309sq.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



Ground Floor

LOCATION

The property stands in a pleasant position within Calf Heath which is a sought after South Staffordshire village standing in a semi-rural location which is ideally situated for commuting with convenient access to the motorway network with both the M6 and M6 Toll being within particularly easy reach facilitating fast access to Birmingham and beyond. Furthermore, rail services run from Stafford station with excellent links to London.

There is convenient access to the extensive amenities provided by Wolverhampton, Stafford and Cannock and the area is particularly well served by schooling in both sectors.

DESCRIPTION

11 Kings Road was built for the current owners own, family occupation and was further extended last year to create a magnificent living kitchen extension. The house is beautifully presented throughout and appointed to an excellent standard with contemporary kitchen and bath / shower room suites, oak doors, double glazing, underfloor heating to the majority of the ground floor and a large loft. The property sits in almost 0.5 acres in total with a gated drive providing ample parking to the front along with garaging to accommodate up to 8 cars.

ACCOMMODATION

A double glazed composite door with frosted glazed side panels opens into a large RECEPTION HALL with tiled floor with underfloor heating, wiring for wall lights, a CLOAKROOM with tiled flooring, double glazed window and coat hooks and a GUEST CLOAKROOM with WC, wash basin with cupboards beneath, part tiled walls, tiled floor, heated ladder towel rail, double glazed window. A door from the hall opens into the large, open plan LOUNGE / DINING / KITCHEN with tiled flooring throughout with underfloor heating. The kitchen area has a range of cream gloss wall and base units with roll top working surfaces with matching splash back, there is an L-shaped centre island with a ceramic sink and drainer and a hot tap, a four ring Siemens electric hob with filtration unit above, two electric Hotpoint ovens and a Hotpoint microwave. The room benefits from an air conditioning unit, the dining area has a range of coordinating cupboards to those in the kitchen with wiring for a wall mounted TV. The lounge area runs the span of the entire room with three, large roof lights with solar panel electric blinds and two double glazed patio doors leading to the rear garden. The LAUNDRY has a range of base units, a sink, plumbing and space for a washing machine, tumble dryer, dishwasher and American style fridge freezer, there is tiled floor, a double glazed door to the rear and an internal door to the garage. The LOUNGE has been extended to create a large through room with a double glazed bay to the front, integrated ceiling lighting, a TV housing unit with drawers and display shelving, integrated ceiling speakers, part tiled floor with an area of carpet with underfloor heating, glazed doors into the living / dining / kitchen, large roof light with fitted blinds and double glazed patio doors to the rear garden.

A staircase with oak balustrading rises to the first floor landing with a seating area with double glazed window to the front and access to the loft via drop down ladder, the loft runs the full width of the house with eaves storage, electric light and power, roof lights and a pressurised hot water cylinder. The PRINCIPAL BEDROOM SUITE has a large double bedroom with windows to the front and rear, built in wardrobes, drawers and knee hole dressing table, integrated ceiling lighting and a door to the EN-SUITE SHOWER ROOM with a contemporary suite with a fully tiled shower cubicle, wash basin with vanity cupboards beneath, mirror with plinth lighting above, WC, tiled floor, tiled walls, integrated ceiling lighting and a double glazed windows. BEDROOM TWO is a good size double room with double glazed windows to two elevations with views over the garden. There are THREE FURTHER DOUBLE BEDROOMS all with built in furniture and the BATHROOM has a freestanding bath, vanity unit with wash basin, cupboards and WC with mirror over with plinth lighting, a double glazed window and integrated ceiling lighting.

OUTSIDE

11 Kings Road sits well back from the road behind a boundary wall with two sets of electric gates. There is a large DRIVEWAY laid in brick setts leading to the DOUBLE GARAGE with an up and over door, tiled floor, electric light and power, internal door to the laundry and double doors open to the rear DRIVEWAY laid in brick herringbone pavements which in turn leads to the GARAGING with insulated walls which can take up to eight vehicles with electric light and power and electric up and over doors.

The REAR GARDEN is unusually large for a property of this size with a large entertaining terrace to the rear of the property which is laid in porcelain tiles and has external lighting. There is a large lawn with mature shrubs to the borders. The property benefits from an external cold water supply and electricity. There is a total area of approximately 0.49 acres.

We are informed by the Vendors that mains water, electricity and drainage are connected and the heating in oil fired.

The property is 2.6 miles by car from the West Midlands Interchange
COUNCIL TAX BAND G – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard and Ultrafast are available

Mobile – Ofcom checker shows three of the four main providers cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

Offers Around £1,050,000

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.







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