



Lock Cottage  
Queens Road | Calf Heath | Wolverhampton | West Midlands | WV10 7DT

FINE & COUNTRY

# LOCK COTTAGE

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*Fine & Country proudly presents Lock Cottage - an exceptional, classically styled residence exuding grandeur and privacy, nestled within the desirable semi-rural hamlet of Calf Heath.*

*Set behind private electric gates and approached via an expansive driveway, this remarkable family home combines timeless elegance with contemporary refinement, all framed by beautifully manicured front lawns and views of the lock to the rear.*



# ACCOMMODATION

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- Private access
- Ample parking
- Triple garage
- Four large bedrooms
- One-bedroom annexe
- Grand entrance hall
- Bespoke fitted kitchen
- Gym room
- Cinema room
- Canalside

From first approach, the scale and stature of the property is immediately impressive – Lock Cottage really is a status symbol for the village. The drive offers ample off-road parking and leads to a triple garage. There is also a second access providing a private entry to a self-contained one double bedroom annexe, open plan lounge / kitchen, shower room and air-con which is ideal for multi-generational living, guests, au pair accommodation, or working quarters; From here guests will be treated to spectacular views over the canal.

## Ground Floor

Passing through the grand pillared entrance, guests are treated to a breathtaking reception hall where a feature staircase rises majestically, crowned by a balcony above. The ground floor offers a versatile layout with four reception rooms, ideal for both formal entertaining and relaxed family life. A bespoke fitted kitchen sits at the heart of the home, thoughtfully designed with high-end finishes such as Ogee Bullnose quartz countertops and solid oak cabinets. The kitchen also offers integrated appliances, seamlessly connecting to a practical utility room, and access to a home gym. There is also a basement level, currently used as a wine cellar, that offers additional storage. The whole of Lock Cottage also includes home water filtration system throughout and a backup generator system.

## First Floor

To the first floor, four generously sized bedrooms await. The principal suite is a true sanctuary, boasting a luxurious en-suite bathroom, dressing room with bespoke fitted wardrobes and air-con. A further en-suite double bedroom provides private comfort also with air-con, while the remaining two bedrooms are served by a spacious family bathroom with premium fittings such as a walk-in waterfall shower and free-standing bath - offering a spa like experience in the comfort of your own home.

## Second Floor

The second floor is dedicated entirely to entertainment. An immersive family cinema room, complete with Dolby Atmos System and 'star effect' mood lighting, creates the perfect space for family film nights or hosting friends in style. This room also offers air-con for overall comfort while enjoying your favourite movies.





# Seller Insight

“ *Living at Lock Cottage has been more than just a chapter in our lives - it's been a storybook of experiences, warmth, and discovery. From the moment we first stepped into the grand hallway, we were captivated by the generous space and sense of possibility. The spacious landing welcomed us with open arms, hinting at the versatility and elegance that awaited within the rest of the home.*

*Our daily rhythms found their perfect flow in this house. Morning coffees in the front lounge, soaked in soft sunlight, became a quiet ritual of peace. The drawing room, glowing with festive lights during Christmas, turned into a cherished gathering spot. For guests, the annexe provided not just space, but sanctuary - offering comfort and privacy without ever feeling disconnected from the main house. And of course, the poolroom and cinema room became our go-to spots for celebration and relaxation, with the kids loving their cosy movie nights.*

*What truly sets Lock Cottage apart is its blend of timeless charm and modern luxury. The new kitchens - refitted to the highest standards - seamlessly marry style and functionality. The principal bathroom and freshly renovated annexe further elevate the experience. Period features add elegance and character throughout, while advanced security and low maintenance design ensure peace of mind and ease of living.*

*Outdoors, the home continues to enchant. Our driveway has been a dream for car lovers, and the garden is a peaceful retreat - just large enough to enjoy without becoming a burden. Nature here feels close and personal. Ducks and peacocks often grace our rear garden, and the tranquillity of the private lock behind the house attracts kingfishers and herons. It's the kind of serenity that makes you pause and smile.*

*Living here has also meant being part of a wonderful community. Our neighbours are friendly, respectful, and successful in their own right - from company owners to retirees - which fosters a great sense of camaraderie. The location strikes the perfect balance between convenience and calm, with countryside walks on our doorstep and towns just a short drive away. Even school runs have been a breeze, with a top-tier private school in Brewood only 10 minutes away.*

*To anyone stepping into this home's future, our advice is simple: use it all. Every room, every corner - don't let the size intimidate you into closing spaces off. We embraced it fully, and it returned that love a hundredfold. Whether hosting industry events in the poolroom or just watching herons from the garden, Lock Cottage has given us memories for a lifetime.\**

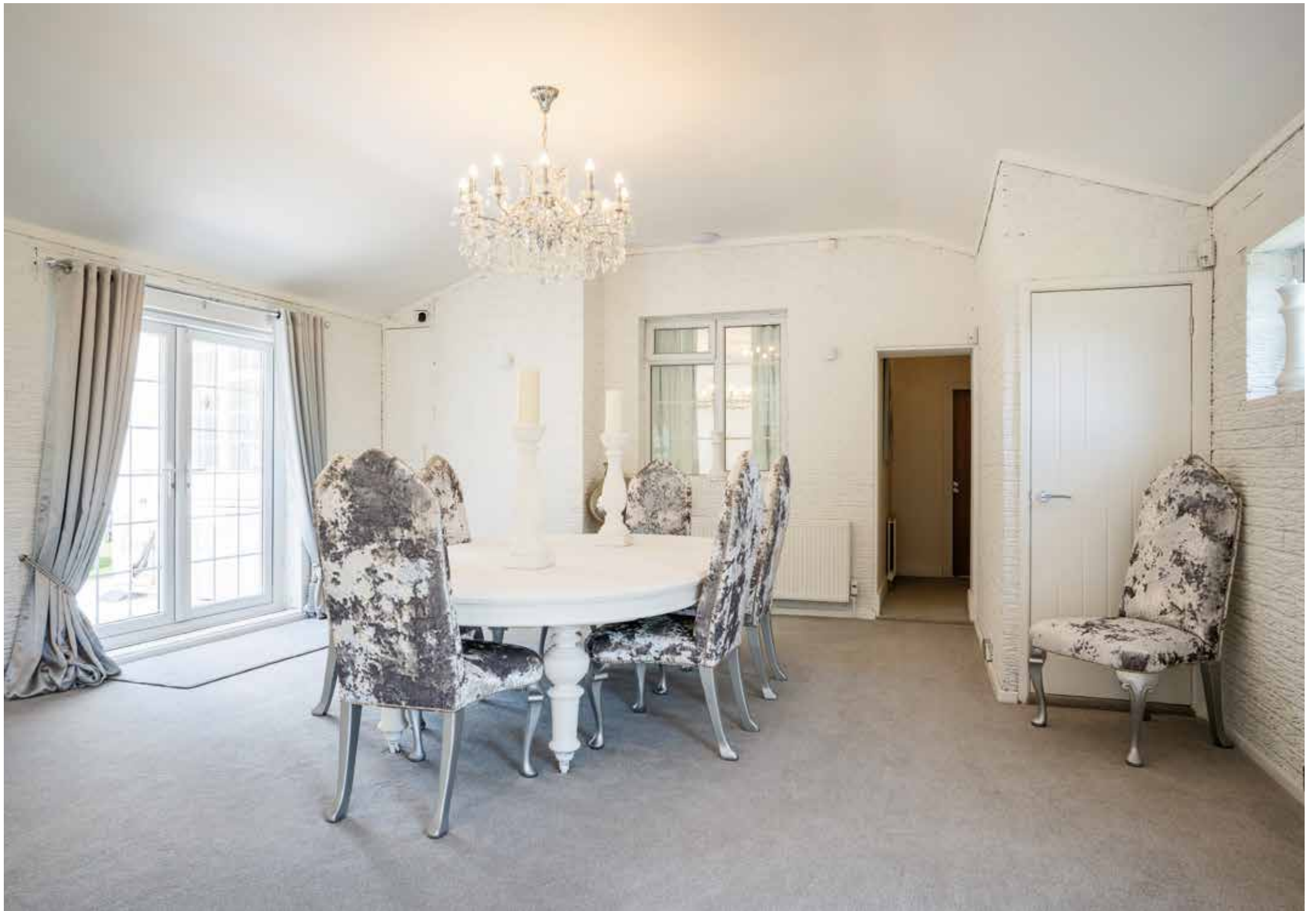
\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

























## Outside

The garden to Lock Cottage is a true escape, offering a private sanctuary with sounds of the country village in the background, and access to the canal side which is perfect for evening walks.

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### Location

Set amidst countryside charm yet conveniently located for commuter links to Wolverhampton, Birmingham, and the wider Midlands network, Lock Cottage is a rare find - offering prestige, privacy, and the flexibility to accommodate modern family life.

Local actives include the annual Calf Heath Summer Fair within the village hall. There are three golf clubs all within 3 miles of the property; Greenfield Golf Club being the closest or Oxley Park Golf Club for more experienced golfers. Local riding schools can also be found within the area such as C M Birch or Hilton Park Stables.

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### Services, Utilities & Property Information

Tenure - Freehold

Council Tax Band H. South Staffordshire Council.

Property Construction - Standard - brick & tile

Electricity Supply - Mains

Water Supply - Mains

Drainage & Sewerage - Mains

Heating - Oil-fired central heating. There will be maintenance costs involved - please speak with the agent for more information.

Broadband - Ultrafast FTTP Broadband connection available - we advise you to check with your provider.

Mobile signal/coverage - 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Parking - Triple garage. Off-road parking for 4+ cars.

Special Notes - The Coal Authority data confirms that the property is located within the coalfield reporting area. This does not necessarily mean the property has been affected by mining activity, but a Coal Authority search may be required for further information.

The Canal & River Trust have rights to access the land for maintenance.

The gym equipment will be available to purchase following separate negotiation.

### Viewing Arrangements

Strictly via the vendors sole agent Charlotte Williams at Fine & Country on 01902 599 666 - [charlotte.williams@fineandcountry.com](mailto:charlotte.williams@fineandcountry.com).

### Website

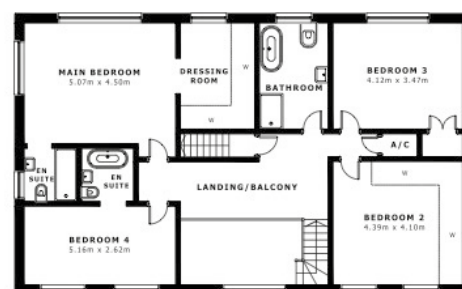
For more information visit <https://www.fineandcountry.co.uk/wolverhampton-estate-agents>



Ground Floor



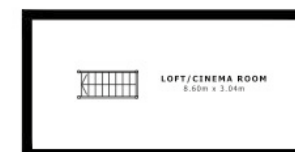
Cellar



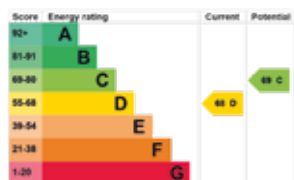
First Floor



Annex



Second Floor



### Lock Cottage - Sales Plan

Total Floor Area: 488.4m<sup>2</sup> / 5257ft<sup>2</sup>

Please note that all measurements are Approximate and for illustrative purposes only.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed







CHARLOTTE WILLIAMS  
PROPERTY CONSULTANT

Fine & Country Wolverhampton and Walsall  
T: 01902 599 666  
email: [charlotte.williams@fineandcountry.com](mailto:charlotte.williams@fineandcountry.com)

I have worked for Fine & Country since September 2020 and started my journey as part of the Business Generation team, where my role was to help and assist our agents with client requests and generation of new business; I then became Property Consultant for Wolverhampton in 2024. Being local, I have worked in most areas of the Black Country and offer extensive knowledge of both residential and lettings services. Wolverhampton holds a special place in my heart, having graduated from the university in 2014 with a law degree and continuing on to complete a masters. My enthusiasm for interior and property engineering comes to the forefront when building relationships with clients and my passion to help buyers find their dream homes is my goal.

YOU CAN FOLLOW CHARLOTTE ON



## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country Wolverhampton and Walsall  
Tel: +44 (0) 1902 599 666  
[wolverhampton@fineandcountry.com](mailto:wolverhampton@fineandcountry.com)  
Kings House, St. Johns Square, Wolverhampton, West Midlands, WV2 4DT

