

Bartlams

Clearview, Straight Mile, CALF HEATH WV10 7DW

## £745,000

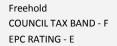
Extended family home featuring a two-story rear extension, an exceptional kitchen area with underfloor heating, and modern bathroom suites. Nestled in a picturesque village location within Calf Heath on the popular Straight Mile, South Staffordshire, this semi-rural property is ideally situated for commuting. It offers convenient access to the motorway network, with both the M6 and M6 Toll easily reachable. Additionally, rail services from Stafford station facilitate commuting to Wolverhampton, Birmingham, and London.

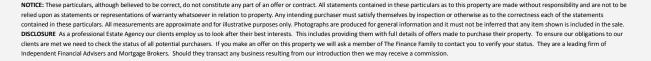
Upon entering the property, you are welcomed by an entry porch with a composite door leading into a spacious and bright entrance hall with Karndean flooring. The guest cloakroom includes a WC and wash basin. The front lounge features a double-glazed bow window and an open grate cast iron fireplace with a feature surround. Double doors open into the living area, leading to a stunning kitchen/diner/family room. The kitchen boasts a modern range of fitted units with granite work surfaces and integrated appliances, including an AEG five-ring induction hob with extractor fan, two electric ovens, a dishwasher, and space for an American-style fridge freezer and washing machine. There is ample space for dining and gatherings, enhanced by two sets of bifold doors that open to the rear garden. Additional features include an office/study and understairs storage space.

The first floor comprises four double bedrooms. The principal bedroom suite includes a dressing area with open front wardrobes, a Juliet balcony overlooking the rear garden, and an en-suite with a double shower cubicle. Bedroom two features a full-height double-glazed window with a Juliet balcony and an attached dressing room. Bedrooms three and four both have fitted wardrobes and windows with views of the front driveway and scenic surroundings. The family bathroom offers a freestanding bathtub and a shower cubicle.

Externally, an electric gate opens onto a large gravel driveway with an electric car charging point. Wrought iron side gates provide access to additional parking, the boiler room, and a detached rear garage with sliding doors, electricity, and a bar area, perfect for entertaining. The rear garden features a large paved entertainment area, mature shrub borders, an artificial grass area with a hot tub, and a putting green at the top of the garden.















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