



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 Kardean 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 bi-fold 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.



Freehold
COUNCIL TAX BAND - F
EPC RATING - E

NOTICE: These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE: As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.



Bartlams



24 High Street
 Wolverhampton
 West Midlands
 WV6 8QT

01902 759888
 tettenhallsales@bartlams.co.uk
 www.bartlams.co.uk



PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED: DATE:





