



Connells
connells.co.uk 01902 710 170
FOR SALE



Property Description

Connells Wolverhampton are thrilled to bring to the market this traditional and attractive three bedroom semi-detached family property in a popular rural village location. Benefiting from an abundance of internal and external space this property requires viewing to fully appreciate.

The property comprises of entrance porch, entrance hall, family lounge with feature open fire, large entertainment style kitchen diner with adjoining conservatory. On the first floor there is a selection of three bedrooms and a family bathroom.

Externally there is a generous garage, large off road parking area to front with gated access and an enclosed rear garden ideal for those with families.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Conveniently located for the M6 and M54 motorways, Calf Heath is situated between Penkridge, Cannock, Wolverhampton and Telford areas and offers fantastic commuting area. The Vendor advises Connells that there is a local school bus nearby and a rural charming local public house just a stones throw away with the idealist Calf Heath Marina.

Entrance Porch

Double glazed door to front, double glazed door to side, door to entrance hall.

Entrance Hall

Stairs access, doors to various rooms.

Lounge

11' 9" x 11' 1" (3.58m x 3.38m)

Double glazed window to front, radiator, open fire, traditional wooden flooring, door to entrance hall.

Kitchen Diner

8' 9" x 17' 4" max (2.67m x 5.28m max)

Double glazed window to rear, double glazed door to conservatory, range of wall and base units, inset one and a half steel drainer sink, plumbing for a washing machine, space for a cooker, tiled flooring, double glazed door to side.

Conservatory

11' 3" x 9' 4" (3.43m x 2.84m)

Double glazed windows, double glazed french doors to side, radiator, door to kitchen diner.



First Floor Landing

Double glazed window to side, doors to various rooms.

Bedroom One

12' x 9' 7" (3.66m x 2.92m)

Double glazed window to front, radiator, fitted wardrobe, door to landing.

Bedroom Two

9' 4" x 10' 6" (2.84m x 3.20m)

Double glazed window to rear, radiator, fitted wardrobe, door to landing.

Bedroom Three

9' x 7' 5" (2.74m x 2.26m)

Double glazed window to front, radiator, door to landing.

Bathroom

Double glazed window to rear, low flush toilet, traditional pedestal sink, panelled bath with electric shower over, radiator ,door to landing.

Garage

22' x 7' 3" (6.71m x 2.21m)

Electric roller shutter to front, door to kitchen, door to rear garden.

Outside Front

Large tumble stone block paved driveway with a raised planter bed area, range of mature plants, trees and shrubs, farm house style gate.

Outside Rear

Good sized enclosed garden, mostly lawned surrounded by mature plants, trees and shrubs backing onto the canal with two timber constructed sheds.

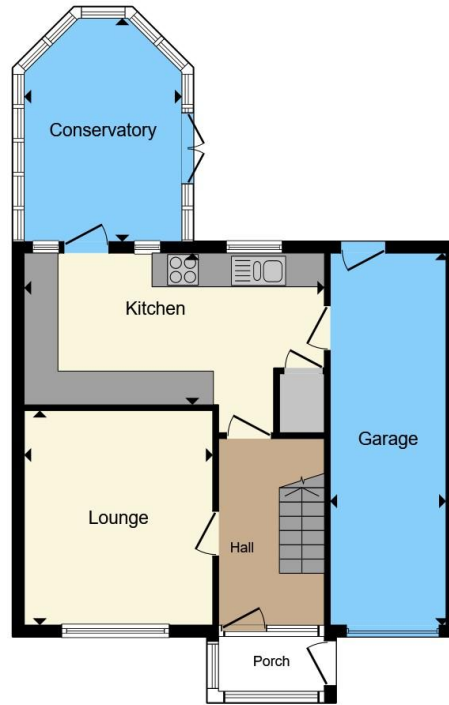
Agents Note

Please note this property is oil fired for the central heated as well as having an open fire.

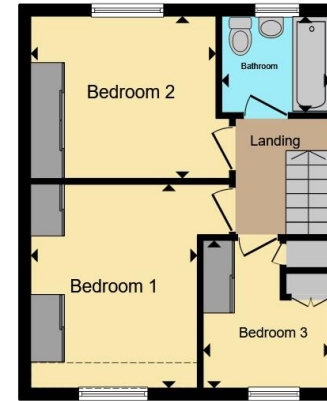








Ground Floor



First Floor

Total floor area 95.6 m² (1,029 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: Council Tax
Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335839



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: WVH335839 - 0004