



22 Calthorpe Close,
Walsall, WS5 3LT

Offers in the Region Of £525,000

Walsall

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Ground Floor

The property is entered via a porch with a ceiling light point, double glazed window to the side elevation, and a door leading into the hallway. The hallway has a radiator, ceiling light point, stairs rising to the first-floor landing, an understairs storage cupboard, and doors leading to the ground floor accommodation.

The snug has a ceiling light point, radiator, and double glazed window to the front. The sitting room features a double glazed bay window to the front, ceiling light point, radiator, and gas fireplace.

The lounge has a ceiling light point, downlighters, two radiators, double glazed French style doors leading to the garden, and a gas fireplace.

The breakfast kitchen is fitted with a range of wall and base cupboard units, sink with drainer, two radiators, three ceiling light points, a double glazed window to the rear, door leading to the garden, integrated four ring gas hob, oven and grill, plumbing for a dishwasher, and a door leading to the utility.

The utility room houses the boiler and has plumbing for a washer and dryer, two ceiling light points, storage cupboard, access to the driveway, and a door leading to the garage.

The garage has double glazed windows to the side and rear aspects, an up and over door, three ceiling light points, and a door leading to the garden.

Completing the ground floor is the guest WC with an obscure single glazed window to the side elevation, radiator, vanity wash hand basin, two ceiling light points, and low flush WC.

First Floor

The first floor landing has an obscure double glazed window to the side elevation, loft hatch, ceiling light point, and doors leading to the bedrooms and family bathroom.

Bedroom one features a double glazed bay window to the front, fitted wardrobes, radiator, and ceiling light point. Bedroom two has a double glazed window to the rear, radiator, and ceiling light point. Bedroom three has a double glazed window to the front, fitted wardrobe, radiator, and ceiling light point.

The family bathroom is fitted with a freestanding bath, corner shower cubicle with shower over, low flush WC, vanity wash hand basin, heated towel rail, extractor fan, downlighters, and an obscure double glazed window to the rear.

Exterior

To the front of the property is a block paved driveway providing off road parking and leading to the garage, with side access via a gate. To the rear is a slabbed seating area with steps leading to a well established garden space, also benefiting from a sunroom, storage shed, boundary fencing, and side access gate.





Property Specification

Entrance Porch

Hallway

Snug - 10' 4" x 7' 6" (3.15m x 2.28m)

Sitting Room - 11' 9" x 11' 9" (3.58m x 3.58m)

Lounge - 11' 9" x 21' 6" (3.58m x 6.55m)

Breakfast Kitchen - 17' 1" x 18' 1" (5.20m x 5.51m)

Utility Room - 17' 3" x 7' 9" (5.25m x 2.36m)

Guest WC - 4' 0" x 9' 4" (1.22m x 2.84m)

First Floor Landing

Bedroom One - 15' 1" x 11' 9" (4.59m x 3.58m)

Bedroom Two - 12' 1" x 11' 9" (3.68m x 3.58m)

Bedroom Three - 11' 6" x 10' 9" (3.50m x 3.27m)

Family Bathroom - 8' 7" x 8' 2" (2.61m x 2.49m)

Garage - 14' 0" x 14' 5" (4.26m x 4.39m)

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 14th April 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

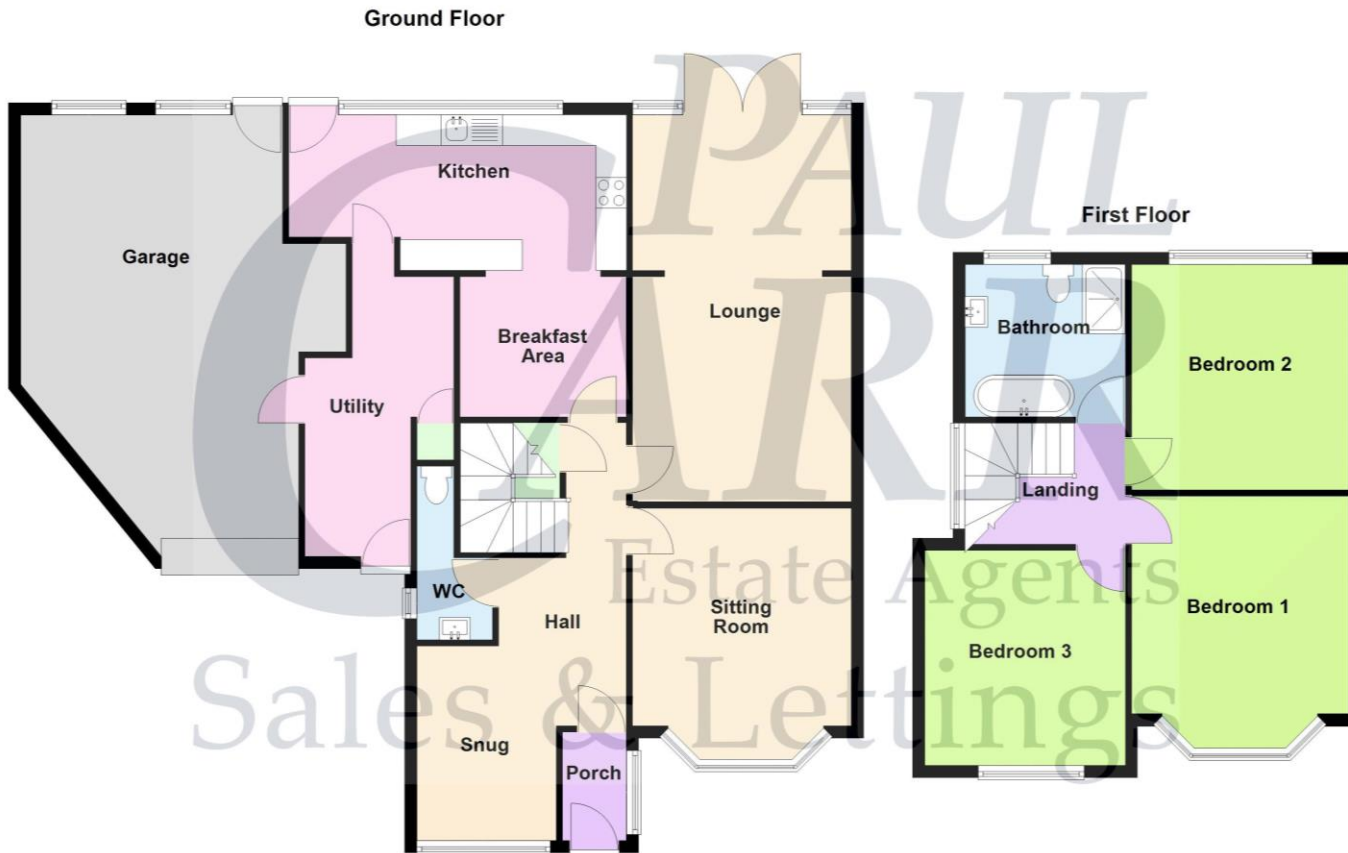
Services connected: Gas, water, electric & drainage

Council tax band: E

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

