



Clearview, Straight Mile, Calf Heath, Wolverhampton, WV10 7DW

**BERRIMAN**  
**EATON**

# Clearview, Straight Mile, Calf Heath, Wolverhampton, WV10 7DW

A superbly presented four double bedroom detached property which underwent a full refurbishment in 2019 and was extended over two storeys to the rear to create a fine family home of much note

## LOCATION

The property stands in a pleasant position within Calf Heath which is a sought after South Staffordshire village standing in a semi-rural location which is ideally situated for commuting with convenient access to the motorway network with both the M6 and M6 Toll being within particularly easy reach facilitating fast access to Birmingham and beyond. Furthermore, rail services run from Stafford station with excellent links to London.

There is convenient access to the extensive amenities provided by Wolverhampton, Stafford and Cannock and the area is particularly well served by schooling in both sectors.

## DESCRIPTION

Clearview underwent a refurbishment in 2019 which included a two storey rear extension. New windows and doors were fitted along with new kitchen and bathroom suites. The accommodation now offers a fine flow of reception rooms to the ground floor with the focal point being the open plan living / dining / kitchen along with four double bedrooms and two bath / shower rooms to the first floor. There is ample parking to the front and a private rear garden.

## ACCOMMODATION

A composite front door with glazed side panels opens into the PORCH with Karndean flooring and double glazed patio door into the HALL with Karndean flooring, wiring for wall lights, coved ceiling and a GUEST CLOAKROOM with WC, wash basin with vanity drawers beneath and cupboards above, double glazed window, coved ceiling and Karndean flooring. The LOUNGE has a double glazed bay window to the front, coved ceiling, an open grate cast iron fire set in formal surround, wiring for wall lights and glazed double doors though to the SITTING ROOM with tiled flooring with underfloor heating, coved ceiling, wiring for wall lights, an open grate fire with formal surround and an open doorway to the open plan LIVING / DINING / KITCHEN which is the focal point of the property with tiled flooring throughout with underfloor heating and integrated ceiling lighting. The kitchen has a range gloss fronted wall and base units with granite working surfaces with a coordinating centre island with breakfast bar, undermounted sink, and integrated wine fridge. There is a range of integrated AEG appliances including a five ring induction hob with stainless steel extractor fan over, two electric ovens, a dishwasher, an integrated Hoover washing machine, space for an American style fridge freezer. There is ample space for both seating and dining with two double glazed bifold doors to the rear garden, wiring for a wall mounted TV. A door from the kitchen opens into the STUDY with wiring for a wall mounted TV, double glazed window and an understairs coat rack.

Stairs from the hall rise to the first floor landing with coved ceiling, a double glazed window, wiring for wall lights and access to the loft. The PRINCIPAL BEDROOM SUITE has a DRESSING ROOM with open fronted wardrobes and shelving with integrated ceiling lighting leading to the large double bedroom with full height double glazed windows and French doors to the Juliet balcony, wiring for wall lights and an EN-SUITE SHOWER ROOM with a double shower cubicle with waterfall head and separate hose, vanity sink with drawers beneath and backlit mirror above, WC, tiled floor, part tiled walls, a double glazed window, a heated ladder towel rail and integrated ceiling lighting. BEDROOM TWO is an excellent size double bedroom with full height double glazed windows and French doors opening onto a Juliet balcony, wiring for wall light and a DRESSING AREA with open fronted cupboards. BEDROOM THREE is a large double bedroom with double glazed windows, integrated ceiling lighting, wiring for a wall mounted TV and open fronted fitted wardrobes. BEDROOM FOUR is also double room in size with a double glazed window and open fronted wardrobes. The BATHROOM has a free standing bath, tiled shower, twin wash basins with vanity drawers below, WC, part tiled walls and integrated ceiling lighting.

## OUTSIDE

An electric gate opens onto a gravelled DRIVEWAY providing ample off street parking with an electric car charging point. Wrought iron gates open onto a further area of parking with a boiler cupboard to one side and a GARAGE with wooden sliding doors, concrete floor, electric light and power and a courtesy door through to the BAR with concrete floor, fitted bar and a courtesy door and window to the rear garden.

The REAR GARDEN has a large, paved entertainment terrace with external lighting and a cold water supply. There is a covered area with artificial grass which currently houses a hot tub and the rear garden has a shaped lawn with matured shrubs to the borders, a circular terrace, a putting green and a shed.

We are informed by the Vendors that mains water, electricity and drainage are connected and the heating is oil fired.

The property is 2.6 miles by car from the West Midlands Interchange

COUNCIL TAX BAND F – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard and Ultrafast are available

Mobile – Ofcom checker shows the three of the four main providers have coverage indoors and all four have coverage outside of the property.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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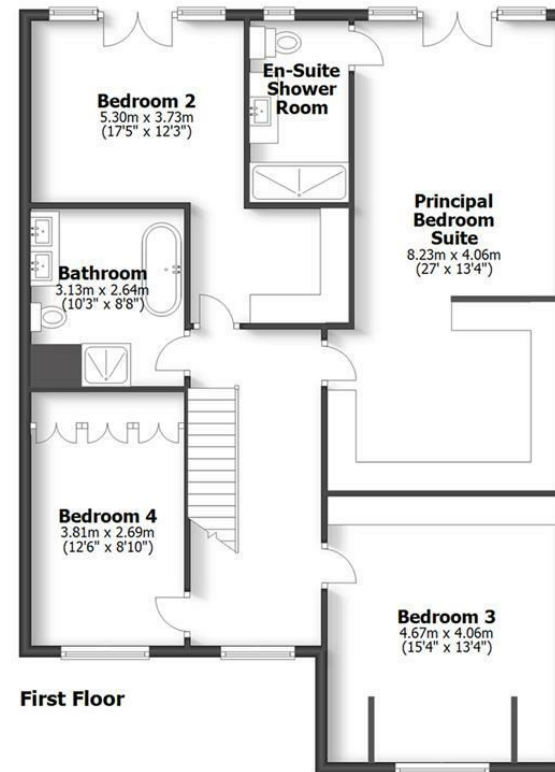
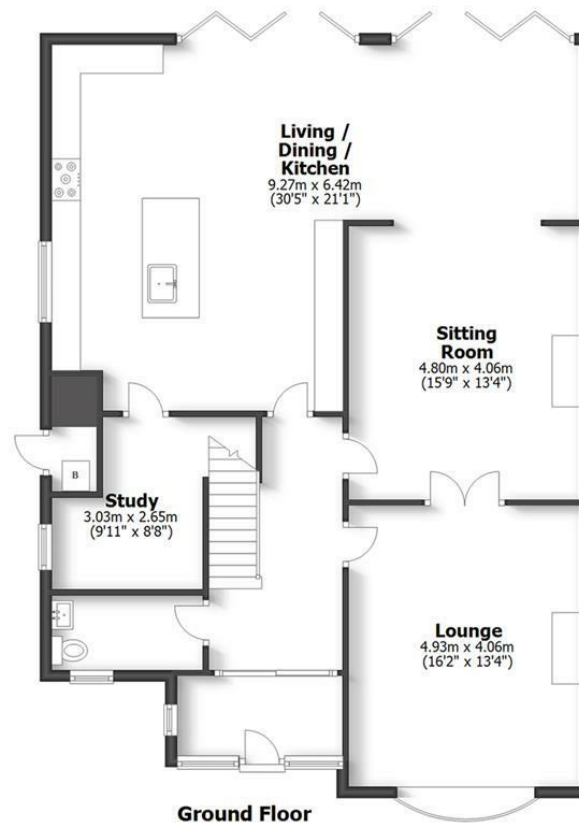
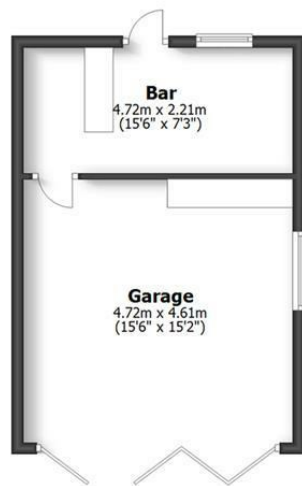
Offers Around  
£745,000

EPC: E

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



## Clearview Calf Heath



HOUSE: 224.4sq.m. 2415sq.ft.  
 GARAGE: 21.8sq.m. 235sq.ft.  
 BAR: 10.4sq.m 112sq.ft.  
**TOTAL: 256.6sq.m. 2762sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE

