



41 Kings Road, Calf Heath, Wolverhampton, WV10 7DU

BERRIMAN  
EATON

# 41 Kings Road, Calf Heath, Wolverhampton, WV10 7DU

A beautifully appointed family home standing in a lovely position  
in a sought-after South Staffordshire village

## 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. It 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

41 Kings Road is a superb house of much attraction which was originally the show home for the development. It has been maintained to an excellent standard over the years and is beautifully appointed with kitchen and bathroom suites of quality and tasteful and neutral décor.

The focal point of the ground floor is the superb dining kitchen which is an ideal room for contemporary lifestyles and the bedroom provision to the upper floor is versatile in use. There are currently four bedrooms but the second bedroom runs the entire depth of the house making it an ideal teenagers "annex" but which could equally be rearranged to provide two double bedrooms in their own right.

The house stands in a superb position with a matured evergreen outlook to the front and there is a charming, landscaped garden to the rear.

## ACCOMMODATION

A composite front door opens into the HALL with tiled flooring and a useful understairs storage cupboard. The LOUNGE is a well proportioned living room with a light corner aspect with double glazed windows to the front and side, an elegant, contemporary fireplace with living flame coal effect gas fire. The DINING KITCHEN has a full range of cream faced wall and base mounted cabinetry with quartz working surfaces, a stainless steel Hotpoint gas hob with stainless steel Hotpoint filtration unit above and built in Neff double electric oven. There is an integrated dishwasher and an integrated fridge and freezer together with an undermounted stainless steel sink. There is a double glazed window overlooking the rear garden, integrated ceiling lighting area and the kitchen opens into the dining area which is well proportioned with double glazed French doors to the garden, the entire room has ceramic tiled flooring and there is an adjoining LAUNDRY with coordinating units and surfaces to those in the kitchen, undermounted stainless steel sink, plumbing for a dishwasher, a wall mounted gas fired central heating boiler, a door into the garage, a double glazed window and composite door to the garden and a GUEST CLOAKROOM with a contemporary white suite of WC and pedestal basin with tiled splash back, tiled floor and a double glazed window.

A staircase from the hall rises to the first floor landing with access to the roof space and a fitted wardrobe with hanging rail with linen shelf above. The PRINCIPAL SUITE has a large double bedroom with a double glazed front window with a lovely tree studded outlook, an air conditioning unit, a built in wardrobe and an EN-SUITE SHOWER ROOM with a fully tiled shower, WC and pedestal basin, tiled floor, a double glazed window, integrated ceiling lighting and a chrome towel rail radiator. BEDROOM TWO runs the entire depth of the house with a light through aspect with double glazed windows to both the front and rear. This room would be ideal for teenage use affording space with a bedroom and a living area and could easily be sub-divided to provide two independent double bedrooms should buyers so wish. BEDROOMS THREE AND FOUR are both double room in size with double glazed windows overlooking the rear garden and the BATHROOM has a contemporary white suite with a panelled bath with a mixer tap with pencil shower attachment, WC and pedestal basin, tiled floor, part tiled walls, a double glazed window, integrated ceiling lighting and a chrome towel rail radiator.

## OUTSIDE

41 Kings Road stands well back from the road behind a small driveway serving just three houses. There is a DRIVEWAY laid in brick setts providing ample off street parking and a DOUBLE GARAGE with twin elevating doors, a courtesy door to the rear and an internal door to the laundry, electric light and power, fitted wall shelving and carpet tiling to the floor.

The house stands in a large plot for a property of this type and nature for a property in this location with a paved terrace to the side of the house leading to the paved rear patio with a shaped lawn beyond with stocked beds and borders and maturing trees to the rear to help increase privacy. The patio area to the rear of the dining room has a timber framed canopy providing a superb, al fresco entertaining area for use all year round.

We are informed by the Vendors that mains water, electricity and drainage are connected and the central heating is LPG 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 broadband is available  
Mobile – Ofcom checker shows the four main providers cover the area  
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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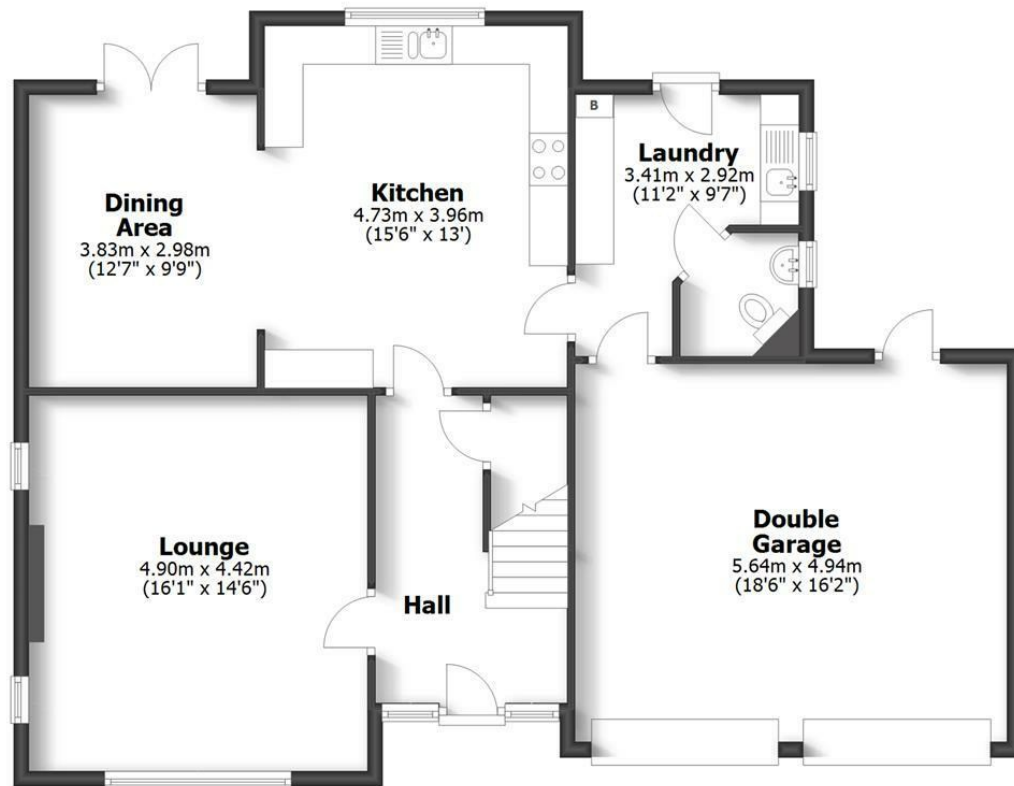
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



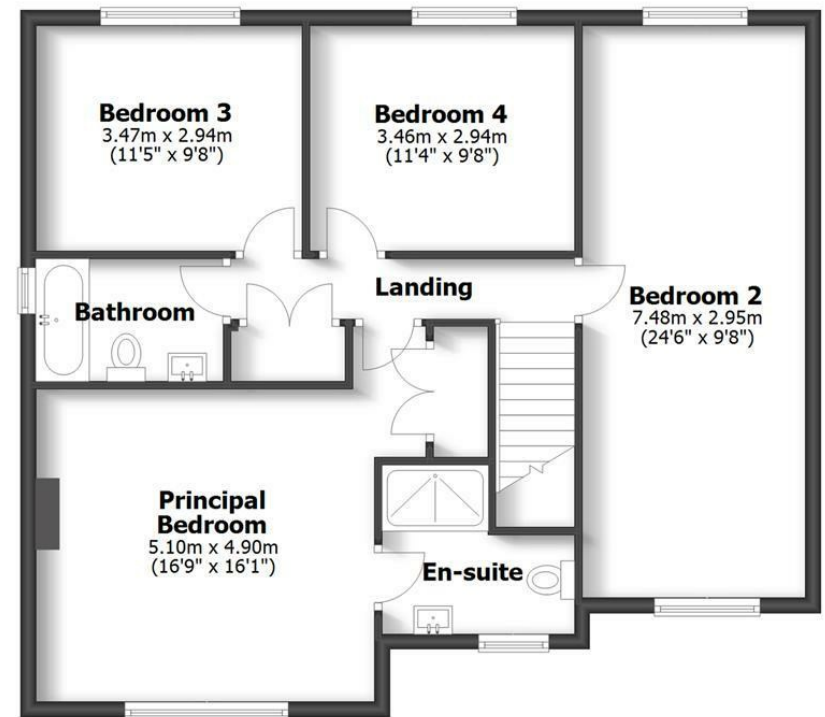
**41 KINGS ROAD  
CALF HEATH**

HOUSE: 156.3sq.m. 1682sq.ft.  
 GARAGE: 27.8sq.m. 300sq.ft.  
**TOTAL: 184.1sq.m. 1982sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**

