



16 Queens Road, Calf Heath, Wolverhampton, WV10 7DT

BERRIMAN
EATON

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A well located and superbly presented semi detached house providing fully refurbished living accommodation with a delightful rear garden with views over the Staffordshire and Worcestershire canal.

LOCATION

Calf Heath is a small village lying in a convenient commuting position being withing easy reach of Cannock, Stafford and Wolverhampton. The area is well served by schooling in both sectors and communications are excellent with the M6, M6 Toll and the M54 all being easily accessible facilitating fast access to the entire motorway infrastructure.

DESCRIPTION

16 Queens Road is a well proportioned semi detached property which was purchased to the current seller in 2020 and which has since been refurbished to a high standard. The house now benefits from fixtures and fittings of quality throughout including well appointed kitchen and bathroom suites, double glazing and gas fired central heating.

ACCOMMODATION

A double glazed front door with coordinating side panel opens into the HALL with tiled floor and coat hooks. The SITTING ROOM has a decorative recessed fireplace with exposed brick back, tiled hearth and electric socket, there is wiring for wall lights, ceiling coving and a double glazed window to the front. The DINING KITCHEN runs the full width of the property at the rear with contemporary gloss fronted units, a four ring electric hob with built under electric oven, an integrated fridge, a stainless steel sink, space and plumbing for a washing machine, a concealed wall mounted Ideal gas fired central heating boiler, a shelved pantry cupboard, a double glazed window and double glazed French doors to the garden, integrated ceiling lighting, ceramic floor tiling and a double glazed external door.

A staircase from the hall rises to the first floor landing with a double glazed side window and access to the roof space. BEDROOM ONE is a good double room in size with a double glazed window to the front. BEDROOM TWO is also a double room in size with a double glazed window overlooking the rear garden and canal beyond and BEDROOM THREE is well proportioned with a double glazed window to the front. The SHOWER ROOM has a well appointed suite with a fully tiled shower, pedestal basin and WC, part tiled walls, tiled floor, a backlit mirror, a double glazed window and a towel rail radiator.

OUTSIDE

16 Queens Road stands well back from the road behind a paved DRIVEWAY providing off street parking and a shaped lawn. There is a GARAGE with an elevating door, concrete floor and electric light and power.

There is gated side access to the charming REAR GARDEN with a part covered and Indian slate paved terrace leading to the rear lawn beyond with well stocked beds and borders and a central, paved path with a fence to the rear and an outlook over the canal.

We are informed by the Vendors that mains electric, water and drainage are connected and heating is LPG.

COUNCIL TAX BAND C – 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 data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

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

The long term flood defences website shows very low risk.

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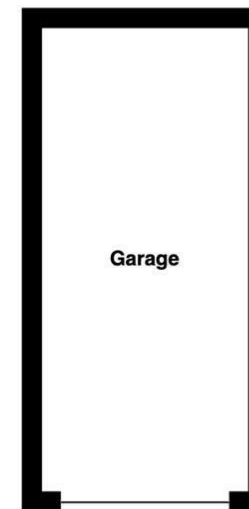
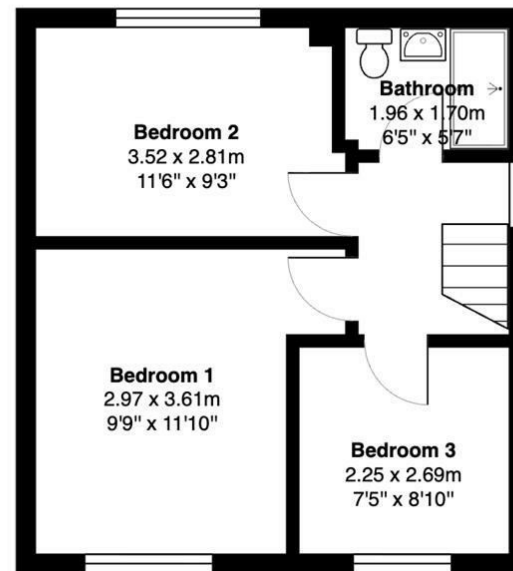
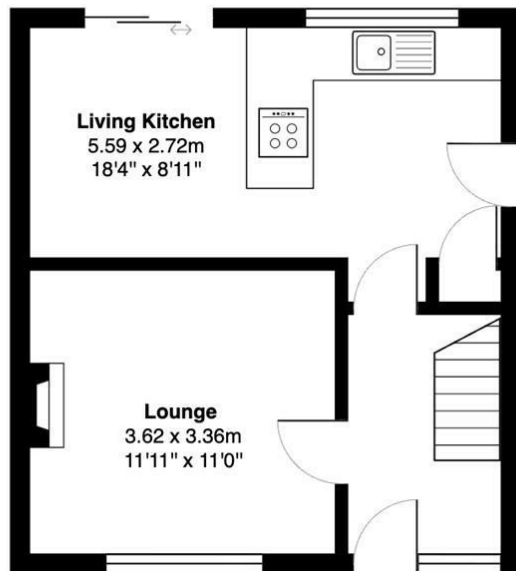
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www.berrimaneaton.co.uk

Offers Around
£279,950

EPC: D

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.



Total Area: 83.5 m² ... 899 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

