



£425,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: E

Calf Heath Wolverhampton

Kings Road Calf Heath
Wolverhampton West Midlands



You too could live like a King (or Queen) if you choose this fine residence of palatial proportions, arranged over three floors and nestled within level private lawn and paved grounds.

Deceptive from the front, the great Reception Hall with focal wood burner greets you from the off and sets a positive tone, with 'space' being the operative word with the accommodation. Dual aspects allow in an abundance of natural light in the formal living room, while the kitchen, dining area and morning room are all interlinked; perfect for those who enjoy entertaining. To the side, is a laundry room/WC. and upstairs on the first and second floors, three bathroom/shower suites serve five good-sized bedrooms to complete the accommodation.

- Deceptively Spacious Semi-Detached
- Tardis Like Accommodation Throughtout
- Five Bedrooms With Two En-suites
- Convenient Commutable Location
- Nearby Marina & Canal Walks
- Superb Condition Ideal For A Family

You can reach us 9am to 9pm, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

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hellopenkridge@dourishandday.co.uk



Entrance Reception 22' 10" x 11' 7" (6.96m x 3.53m)

A spacious, bright & welcoming entrance reception area, approached through a front entrance door, and featuring a log burner, decorative timber beams, laminate flooring, radiator, a useful downstairs storage cupboard with door, door to front, and internal doors to;

Lounge 23' 0" x 11' 11" (7.0m x 3.62m)

A spacious dual-aspect reception room, featuring timber beams to ceiling, a gas wood burner effect fire, laminate flooring, radiator, a double glazed window to the front elevation, and two further double glazed windows to the side elevation.

Kitchen 13' 0" x 11' 5" (3.95m x 3.47m)

Fitted with a matching range of modern wall, base & drawer units with work surfaces over continuing to form a built-in breakfast bar area, and incorporating an inset sink & chrome mixer tap. Fitted/integrated appliances include; fridge/freezer & dishwasher, with space for a range style cooker, with hood over. There is also a radiator, feature beams to the ceiling, ceiling spotlights, part-tiled & part-laminated flooring, and openings providing access to;

Dining Room 11' 2" x 8' 11" (3.41m x 2.73m)

Having decorative timber beams to ceiling, laminate flooring, window to the side elevation, and radiator.



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Morning Room/Snug 11' 11" x 8' 10" (3.63m x 2.69m)

Featuring decorative timber beams & spotlights to ceiling, a feature brick constructed surround with timber over mantle housing a wood burning fire, laminate flooring, and double glazed French doors to the rear elevation.

Utility Room 12' 7" x 8' 8" (3.84m x 2.64m)

Having fitted work surfaces having space & plumbing for appliances, an LPG fuelled central heating boiler, door to storage cupboard, laminate flooring, ceiling spotlights, a window and door to the side elevation, radiator, and internal door to Guest WC.

Guest WC

Fitted with a low-level WC, and having laminate flooring.

First Floor Galleried Landing

Having stairs off, rising to the second floor accommodation, and internal doors providing access to:

Bedroom One (Master) 16' 10" x 11' 3" (5.12m x 3.44m)

A spacious master bedroom, featuring decorative timber beams to ceiling, three windows to the side elevation, a further window to the rear elevation, radiator, and a further internal door to En-suite.

En-suite (Bedroom One - Master) 6' 2" x 6' 0" (1.87m x 1.84m)

Fitted with a modern suite comprising of a low-level WC, a pedestal wash basin with chrome mixer tap, and a tiled shower cubicle with glass screen. There is an access hatch to the loft space, a window to the side elevation, and chrome towel radiator.

Bedroom Three 11' 11" x 11' 3" (3.63m x 3.42m)

A spacious double bedroom, featuring decorative timber beams to ceiling, a window to the front elevation, and radiator.

Bedroom Four 11' 4" x 10' 0" (3.46m x 3.06m) (measured UPTO fitted wardrobes)

A fourth double bedroom, featuring decorative timber beams to ceiling, built-in wardrobes, a window to the rear elevation, and radiator.

Bedroom Five 11' 11" x 8' 0" (3.63m x 2.45m)

A further double bedroom, featuring decorative timber beams to ceiling, a window to the front elevation, and radiator.

Family Bathroom 11' 3" x 5' 11" (3.43m x 1.80m)

Fitted with a modern contemporary style white suite comprising of a low-level WC, pedestal wash basin with chrome mixer tap, and a panelled bath. There is tiling to the walls, and chrome towel radiator.

Second Floor Landing

Having a skylight, and internal door to:

Bedroom Two 24' 7" x 12' 7" (7.50m x 3.84m) (maximum width measurement)

A very spacious double bedroom, featuring a skylight window to the front elevation, a further window to the rear elevation, radiator, door to wardrobe, and further internal door to En-suite.

En-suite (Bedroom Two) 7' 5" x 4' 11" (2.25m x 1.50m)

Fitted with a suite comprising of a low-level WC, vanity style wash basin with chrome mixer tap & cupboard beneath, and a fully-tiled walk-in shower cubicle. There is a window to the rear elevation, and radiator.

Outside Front

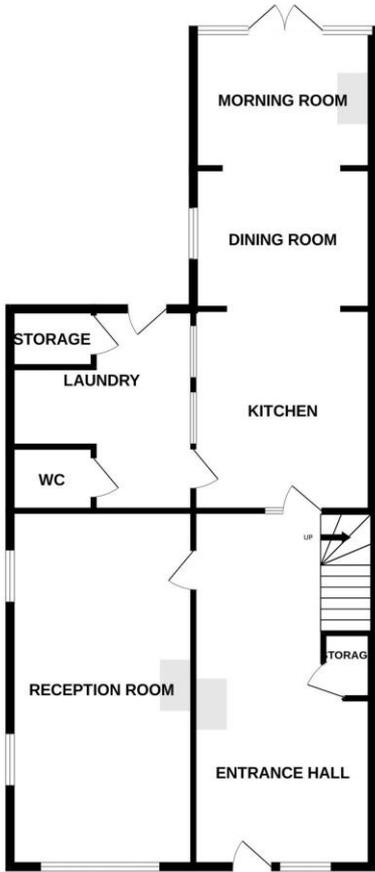
The property is accessed over a double width driveway providing ample off-road parking, and having gated access to the rear.

Outside Rear

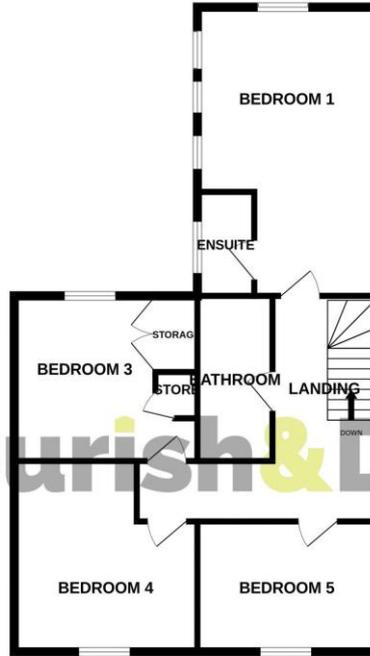
An enclosed rear garden being laid mainly to lawn, with a block-paved patio seating area, a brick-built outhouse/storage shed, and is enclosed by panelled fencing.



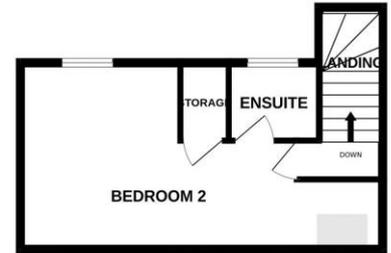
GROUND FLOOR



1ST FLOOR

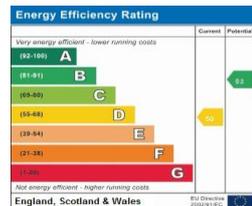


2ND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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