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Total area: approx. 122.1 sq. metres (1314.6 sq. feet)

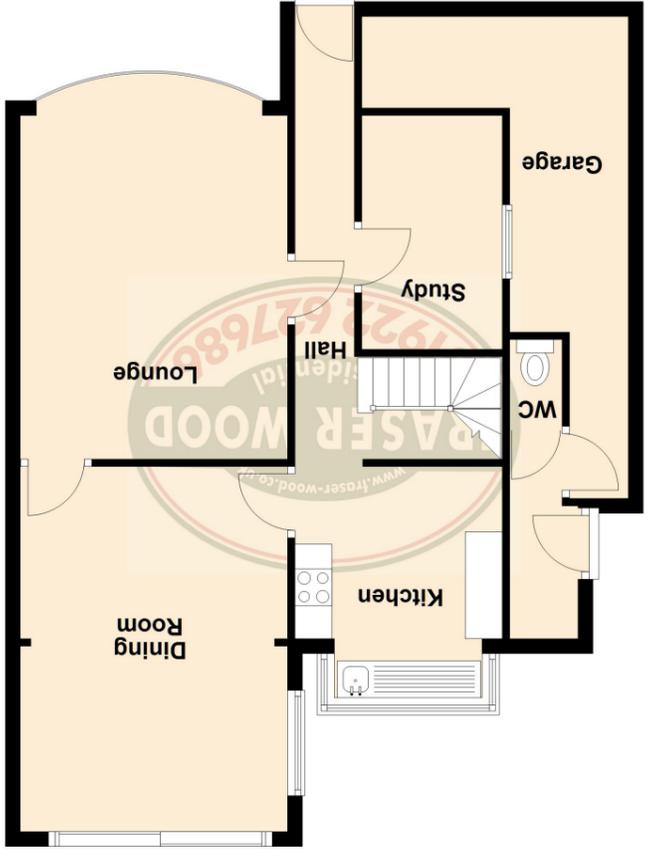
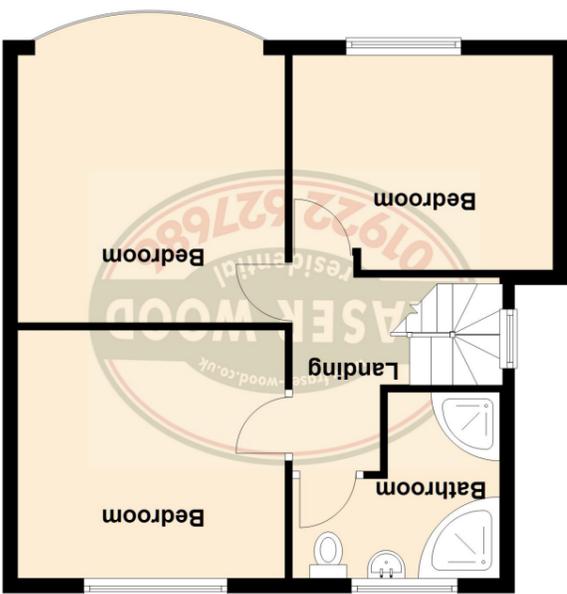
Energy Efficiency Rating	
Current	Potential
45	77

England, Scotland & Wales	
Rating	Band
A	(92+)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)

Very energy efficient - lower running costs

Not energy efficient - higher running costs



19 Calthorpe Close, Walsall, WS5 3LT

OFFERS REGION £440,000



## 19 CALTHORPE CLOSE, WALSALL

This traditional style, extended detached family house is conveniently located in this popular and sought after residential area of the Borough, being well served by all amenities including public transport services to neighbouring areas, a good range of schools for children of all ages, local shopping facilities at Gillity Village and Junctions 7, 9 or 10 are all within easy reach, thereby affording ready access to the remainder of the West Midlands conurbation and beyond.

Viewing is highly recommended to fully appreciate the accommodation, which briefly comprises the following:- (all measurements approximate)



### PORCH

having UPVC entrance door, ceiling light point, tiled floor and two leaded light effect windows to side.

### RECEPTION HALL

having UPVC entrance door, two wall light points, central heating radiator, wooden flooring, under stairs store cupboard and stairs off to first floor.

### LOUNGE

5.43m x 3.61m (17' 10" x 11' 10") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator, coved cornices and feature fireplace surround.



### EXTENDED DINING ROOM

4.99m x 3.61m (16' 4" x 11' 10") having UPVC double glazed patio door to rear garden, two wall light points, central heating radiator, wooden flooring, coved cornices and UPVC double glazed angular bay window to side.

### OFFICE/STUDY

3.08m x 2.31m (10' 1" x 7' 7") having UPVC double glazed window to side, ceiling light point and central heating radiator.



### KITCHEN

2.85m x 2.73m (9' 4" x 8' 11") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring electric hob and extractor hood over, appliance space, tiled floor, pin spot lighting, central heating radiator, UPVC double glazed square bay window to rear and door to utility.

### UTILITY

having plumbing for automatic washing machine, tiled floor and door to side.

### GUEST CLOAKROOM

having low flush w.c., ceiling light point, heated towel rail, tiled floor and window to side.

### FIRST FLOOR LANDING

having UPVC double glazed window to side, two wall light points and loft hatch.

### BEDROOM NO 1

4.51m x 3.65m (14' 10" x 12' 0") having UPVC double glazed angular bay window to front, ceiling light point and central heating radiator.

### BEDROOM NO 2

3.64m x 3.08m (11' 11" x 10' 1") having UPVC double glazed window to rear, ceiling light point, central heating radiator and wooden flooring.

### BEDROOM NO 3

3.49m x 3.03m (11' 5" x 9' 11") having UPVC double glazed window to front, ceiling light point, central heating radiator, wooden flooring and built-in wardrobe.



### BATHROOM

having white suite comprising corner bath, separate shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., fully tiled walls, pin spot lighting, heated towel rail and two UPVC double glazed windows to rear.

### OUTSIDE

#### FRONT DRIVEWAY

providing off-road parking for several vehicles, mature lawn, a variety of trees and shrubs and with pathway to front entrance door.

#### GARAGE/STORE

having roll shutter entrance door.

#### ENCLOSED, SECLUDED REAR GARDEN

with timber fencing surround, paved patio area, lawn, well stocked flower and shrub borders, a variety of trees and bushes, cold water hose tap, timber garden shed, additional rear patio area and side access gate.

### SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

### TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

### FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

### COUNCIL TAX

We understand from [www.voa.gov.uk](http://www.voa.gov.uk) that the property is listed under Council Tax Band E with Walsall Council.

### VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/17/07/25

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### MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

### NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

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