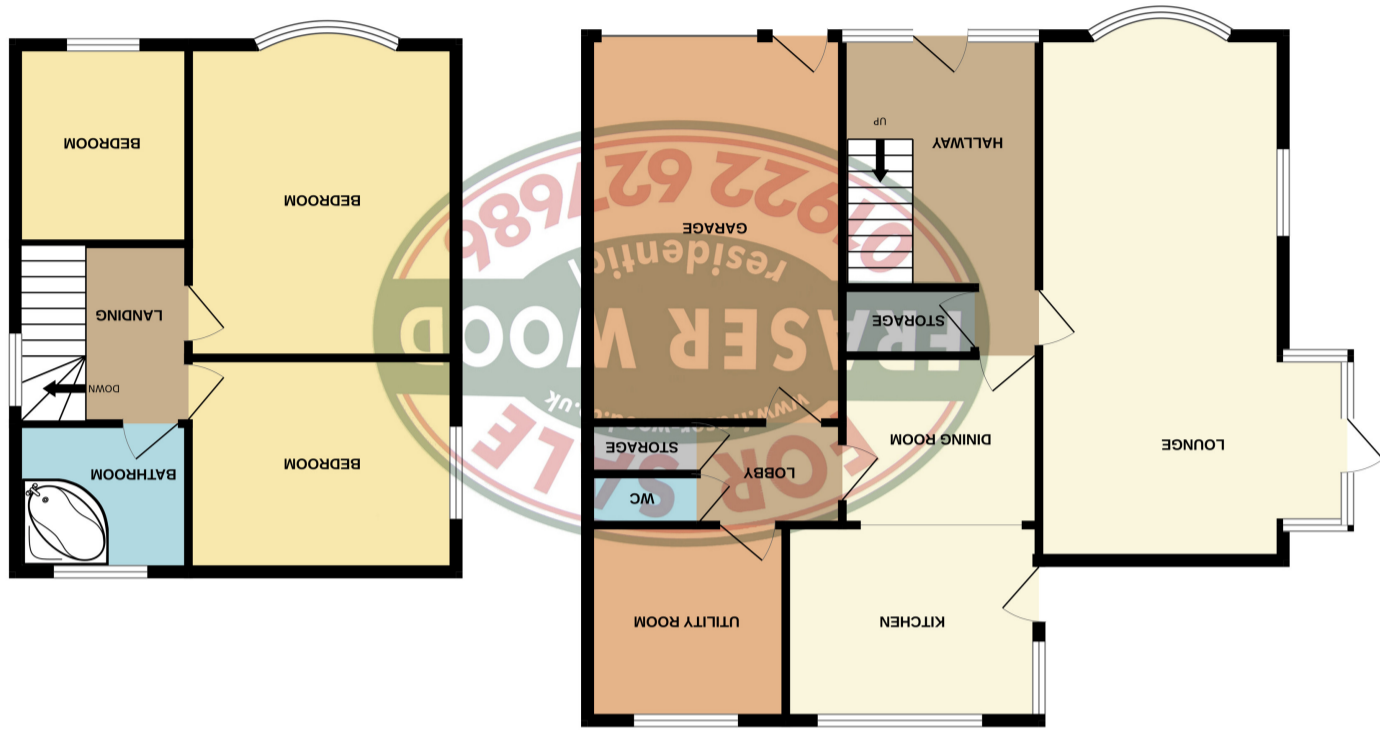




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.

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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1ST FLOOR

GROUND FLOOR

Energy Efficiency Rating	
Current	Potential
61	78
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+) (81-91) (69-80) (55-68) (39-54) (21-38) (1-20) G F E D C B A	



1 Calthorpe Close, Walsall, WS5 3LT

OFFERS REGION £475,000



1 CALTHORPE CLOSE, WALSALL

This spaciously proportioned, three bedroomed detached house occupies a pleasant position in a quiet cul-de-sac off Woodside Road, Park Hall Road and Skip Lane, in this highly sought after residential area of South Walsall, being well served by all amenities including Park Hall Academy Infant and Junior School, the M6 Motorway at Junctions 7, 9 or 10 within approximately 5 km distance, together with local shopping facilities close by.

The property affords an excellent opportunity for the discerning purchaser, having the benefit of three garages, and briefly comprises the following:- (all measurements approximate)



RECEPTION HALL

having entrance door, ceiling light point, central heating radiator, under stairs storage cupboard and stairs off to first floor.

LOUNGE

7.66m x 3.66m maximum (25' 2" x 12' 0") having UPVC double glazed angular bay window to front, two ceiling light points, two central heating radiators, two wall light points, feature fireplace surround with fitted gas fire, UPVC double glazed window to side and UPVC double glazed window and door to rear garden.



DINING AREA

2.69m x 2.32m (8' 10" x 7' 7") having ceiling light point, central heating radiator, coved cornices and tiled floor.

KITCHEN

3.50m x 2.71m (11' 6" x 8' 11") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splashback surrounds, gas cooker point with extractor hood over, appliance space, plumbing for automatic dishwasher, ceiling fan with light point, tiled floor, UPVC double glazed windows to side and rear and UPVC door to rear garden.



INNER LOBBY

having strip light, tiled floor and built-in store cupboard.

GUEST CLOAKROOM

having low flush w.c., wash hand basin, part tiled walls, ceiling light point and tiled flooring.

UTILITY ROOM

having inset stainless steel sink unit, roll top work surface, base cupboards with tiled splash back surrounds, plumbing for automatic washing machine, appliance space, strip light, central heating radiator, tiled floor and UPVC double glazed window to rear.



FIRST FLOOR LANDING

having UPVC double glazed window to side, ceiling light point, coved cornices, loft hatch with access to BOARDED LOFT AREA.

BEDROOM NO 1

4.35m x 3.69m (14' 3" x 12' 1") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator, two wall light points and a range of built-in wardrobes and cupboards.

BEDROOM NO 2

3.72m x 3.37m (12' 2" x 11' 1") having UPVC double glazed window to side, ceiling light point, central heating radiator and built-in wardrobes and cupboards.

BEDROOM NO 3

2.72m x 2.25m (8' 11" x 7' 5") having UPVC double glazed window to front, ceiling light point, central heating radiator and coved cornices.



SPACIOUS BATHROOM

having coloured suite comprising corner bath, separate shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator and two UPVC double glazed windows to rear.

OUTSIDE

FOREGARDEN

with pathway to front entrance, mature shaped lawn with well stocked flower and shrub borders, a variety of trees and bushes and with DRIVEWAY providing off-road parking facilities and access to:

GARAGE 1

5.36m x 3.53m (17' 7" x 11' 7") having electrically operated up-and-over entrance door, power and lighting and UPVC door to front.

ADDITIONAL SIDE GARDEN AREA

ENCLOSED, GOOD SIZED REAR GARDEN

having timber fencing surrounds, paved patio area, mature lawn, a variety of trees and shrubs, ornamental fishpond and with side access gate.

ADDITIONAL DOUBLE GARAGE to rear

with access from Woodside Road, having two metal entrance doors, power and lightings. There is ADDITIONAL PARKING in front of these garages with access from Woodside Road.

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 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/14/02/24

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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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