

22 Calvin Close, Wombourne, Wolverhampton, WV5 0DF

BERRIMAN EATON



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This is a lovely semi-detached family home which has the benefit of a driveway and a good sized rear garden. The internal accommodation briefly comprises entrance hall, lounge with dining area, breakfast room and fitted kitchen to the ground floor. To the first floor there are three bedrooms and a shower room. The property benefits from central heating, double glazing and no upward chain.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Calvin Close is situated off Van Diemans Road and is conveniently located for shopping facilities on Common Road with transport links also available to Wolverhampton, Dudley and Stourbridge. Wombourne village centre is approximately one mile away with shops, leisure centre, library, doctors surgeries and dentists. Blakeley Heath Primary School is within walking distance whilst there are other primary and secondary schools available close by. There is a supermarket located nearby on Bridgnorth Road.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a double glazed composite door with opaque inserts with side panels, there is a staircase rising to the first floor landing with storage cupboard beneath, radiator and door into the LOUNGE. This has a double glazed window to the front elevation, electric fire and surround, radiator and a DINING AREA which has a double glazed window to the rear elevation, wiring for wall lights, radiator and door into the BREAKFAST ROOM. This has a double glazed window radiator and access into the KITCHEN. This is fitted with a range of wall and base units with complementary work surfaces with inset single drainer sink unit with mixer tap. There is a double glazed sliding door onto the rear garden, double glazed window to the rear elevation and door into the garage. There are spaces for appliances including oven, fridge/freezer, washing machine and tumble dryer. The GARAGE has double opening doors.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed opaque window to the side elevation, airing cupboard which houses the wall mounted central heating boiler. The SHOWER ROOM has a curved cubicle, vanity wash hand basin which incorporates the low level WC, radiator, double glazed opaque window to the rear elevation and tiled walls. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation, radiator and fitted wardrobe with sliding door. DOUBLE BEDROOM 2 has a double glazed window to the front elevation, radiator and fitted wardrobe with a sliding door. BEDROOM 3 has a double glazed window to the side elevation, radiator and fitted storage cupboard with inset shelves.

OUTSIDE

To the front of the property there is a concrete imprint DRIVEWAY which gives off road parking for several vehicles with a side planted border and access to the garage. The REAR GARDEN has a full width paved patio with steps leading up to a landscaped low maintenance seating area with a path winding through gravelled and planted borders, hard standing for a shed and fencing to the boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD

Broadband – Ofcom checker shows Standard / Superfast / 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
The long term flood defences website shows very low risk

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Lettings Office
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Wombourne Office
01902 326366
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www.berrimaneaton.co.uk

Offers In The Region Of
£275,000

EPC:

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.



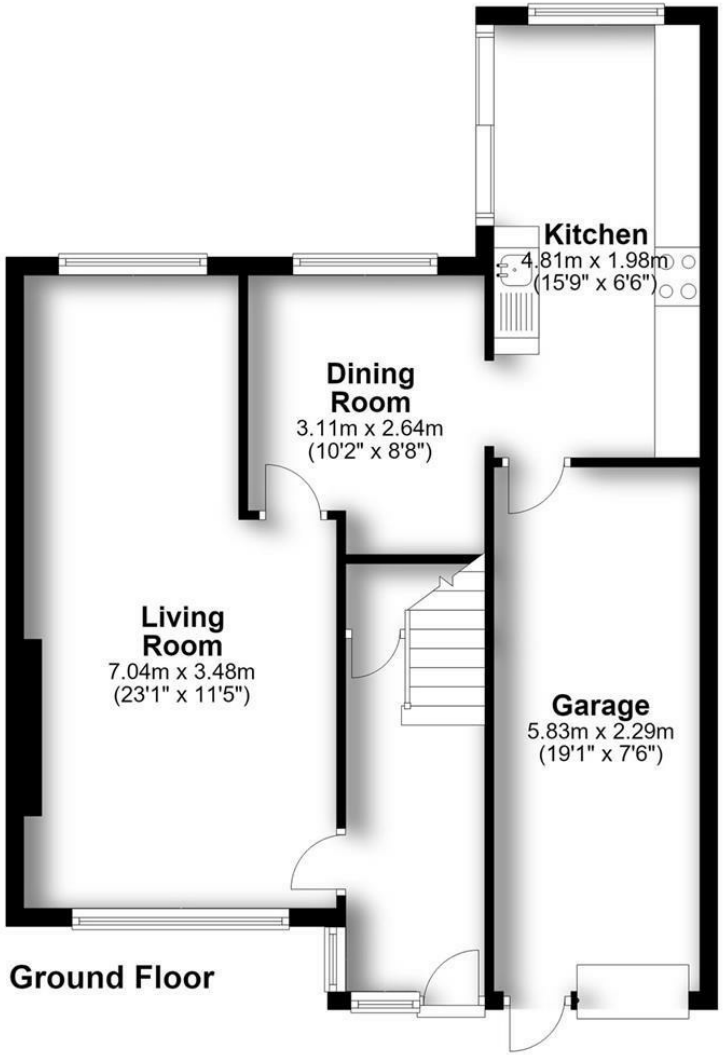



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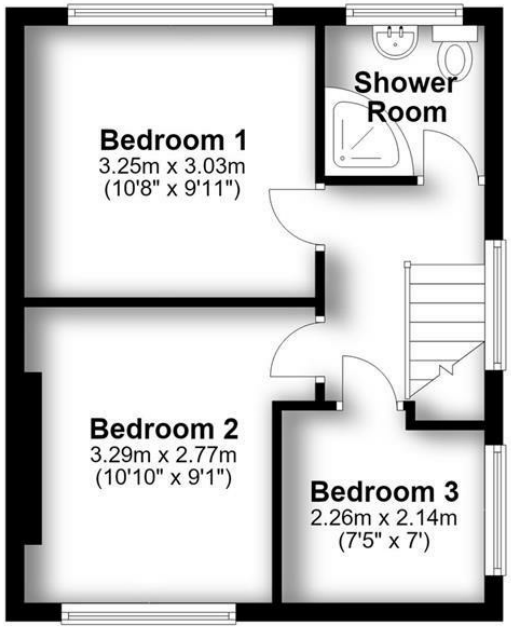
Wombourne

HOUSE:	80.1sq.m.	862sq.ft.
GARAGE:	13.3sq.m.	144sq.ft.
TOTAL:	**93.4sq.m.**	**1006sq.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







