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2 Calderfields Farm, Walsall Guide Price £340,000

A spacious Barn Conversion occupying a tranquil rural setting in this highly desirable gated development surrounded by Greenbelt countryside yet close to local amenities.

* Reception Hall * Guest Cloakroom * Open Plan Living Space/Fitted Kitchen * 2 Ground Floor Bedrooms - One En Suite * 1 First Floor En Suite Bedroom * Rear Garden With Open Aspect * Allocated Parking * Gas Central Heating * Double Glazing

Council Tax Band - C
Local Authority - Walsall



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Company Number: 11253248



2 Calderfields Farm, Walsall



Open Plan Living



Open Plan Living



Open Plan Living



Open Plan Living



Bedroom One



Bedroom Two

2 Calderfields Farm, Walsall



Bedroom Three



Ensuite



Shower Room



Garden

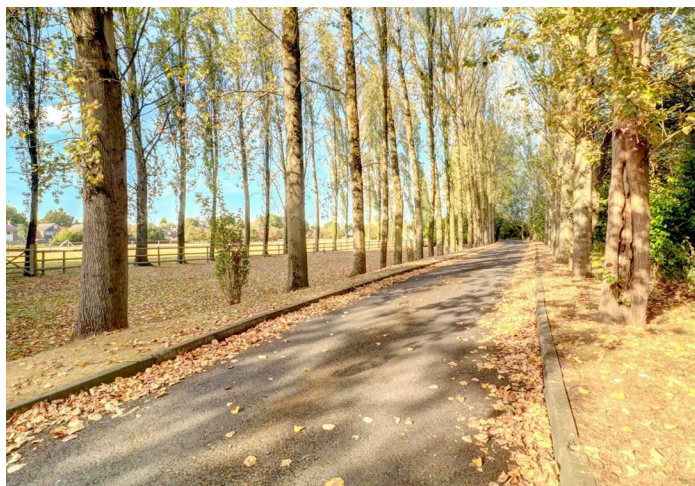


Garden

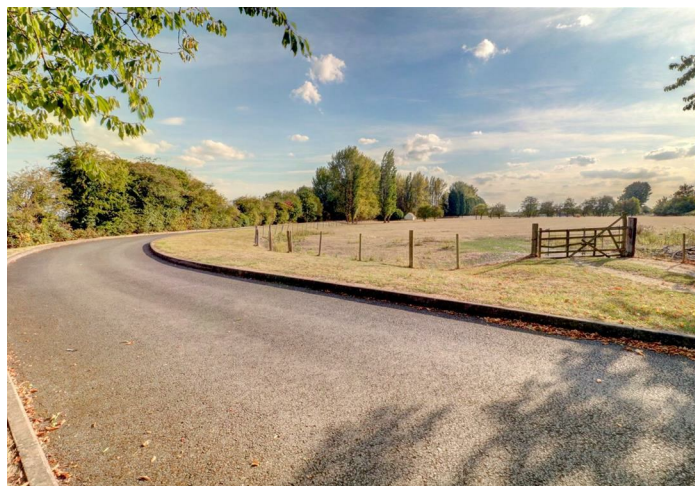


Rear View

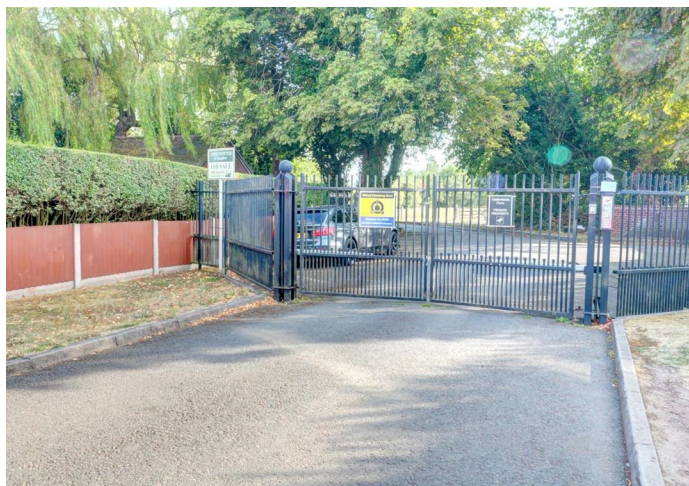
2 Calderfields Farm, Walsall



Private Driveway



Private Driveway



Gated Access

2 Calderfields Farm, Walsall

An internal inspection is essential to begin to fully appreciate this spacious Barn Conversion that makes up part of a highly desirable gated development occupying a tranquil rural setting surrounded by Greenbelt countryside on the Aldridge/Walsall border, yet within easy reach of local amenities at both Walsall and Aldridge centres.

Walsall town centre is rapidly developing its reputation as an important shopping area with all main facilities available all enhanced by its proximity to the Motorway complex with junction 10 of the M6 within 2 miles which in turn gives further access to the M5, M54, M42 and M6 Toll Road bringing all main centres of the West Midlands conurbation with Birmingham International Airport, Rail Link, and the National Exhibition Centre within easy distance.

Schools for children of all ages are readily available including the highly regarded Queen Mary's Grammar school for boys and High school for girls and St Francis of Assisi Catholic Technology College at Aldridge.

The town enjoys all the usual leisure and cultural activities and is fortunate also in having excellent cricket, rugby, hockey and golf clubs.

The accommodation that enjoys the benefit of a gas central heating system and double glazed windows, briefly comprises the following:

RECEPTION HALL

entrance door and double glazed window to front, ceiling light point, laminate floor covering and under stairs recess.

GUEST CLOAKROOM

double glazed window to front, wc, vanity wash hand basin with storage cupboard below, radiator, ceiling light point, laminate floor covering and extractor fan.

OPEN PLAN LIVING SPACE/FITTED KITCHEN

7.95m x 4.27m (26'1 x 14')

two double glazed windows to front, two double glazed windows to rear, one double glazed window to side, door leading to the rear garden, feature rustic brick fireplace and chimney breast, four radiators, feature vaulted ceiling and exposed beams, two ceiling light points, three wall light points, range of fitted wall, base units and drawers, working surfaces with tiled surrounds and inset stainless steel single drainer sink having mixer tap over, space for cooker with stainless steel extractor canopy over, integrated fridge and freezer, space for washing machine and breakfast bar.

BEDROOM TWO

4.42m x 3.43m (14'6 x 11'3)

double glazed window to rear, radiator and ceiling light point.

EN SUITE SHOWER ROOM

PVCu double glazed window to rear, shower enclosure, pedestal wash hand basin, wc, tiled walls and floor, ceiling light point, chrome heated towel rail and extractor fan.

BEDROOM THREE

3.20m x 2.51m (10'6 x 8'3)

two double glazed windows to front, radiator and ceiling light point.

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FIRST FLOOR LANDING

ceiling light point, cupboard housing central heating boiler and under eaves storage.

BEDROOM ONE

4.57m x 4.45m max (15' x 14'7 max)

double glazed skylight windows to front and rear, exposed beams, radiator, two ceiling light points and under eaves storage.

EN SUITE SHOWER ROOM

tiled shower enclosure with electric 'Mira' shower fitted, pedestal wash hand basin, wc, tiled floor, chrome heated towel rail, ceiling spotlights and extractor fan.

FORE GARDEN

paved courtyard, outside light and allocated parking area.

ENCLOSED SIDE ENTRY

leading to:

REAR GARDEN

paved patio, outside light and power, lawn, timber fencing, rear paved patio/seating area and open aspect.

GENERAL INFORMATION

We understand the property is Freehold, however, there is a Service Charge payable of £30pcm that covers up keep of communal areas.

SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC