

FOR SALE BY PRIVATE TREATY



Woodlands House

Stable Lane, Calf Heath, Wolverhampton, WV10 7DN

DESCRIPTION

Woodland House comprises of a well appointed five bedroomed house. The garden extends to about ½ an acre or thereabouts and there is an additional pony paddock which extends to 1.9 acres or thereabouts available.

FEATURES

- **Detached 5 Bedroomed House**
 - **Refurbished Kitchen with Rayburn**
 - **Full Oil Central Heating & Double Glazing**
 - **Detached Double Garage**
 - **Near to J12 on M6 Motorway**
-
- **1.9 Acre Paddocks available subject to negotiation**

Offers Based On: £400,000



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REGULATED BY RICS

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LOCATION

Most conveniently situated in open countryside yet within 1 mile of J12 M6 motorway 2½ miles off access to the M6Toll and 4 miles off J2 M54. Cannock centre lies about 3½ miles to the east, Wolverhampton 8 miles to the south, Stafford 9½ miles to the north and Telford 15 miles to the west. Intercity train services run from Stafford and Wolverhampton stations. Birmingham, Manchester and East Midlands airports are all within reasonable travelling time.

DIRECTIONS

From J12 on the M6 motorway take the A5 east towards Cannock for approximately ¼ mile. Take the first turning right into Vicarage Lane, the first turning left into Stable Lane. The property is then the first on the left just after Woodlands Lane.

PROPERTY IN DETAIL

Woodlands House comprises a well-appointed five bedroomed detached house and gardens. Which is approached through wrought iron double gates which lead over a crazy paved driveway to the:

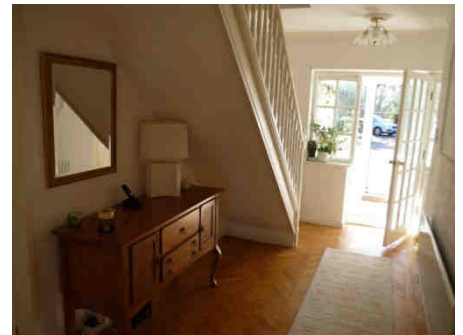
GROUND FLOOR

Entrance Porch

Enclosed porch having tiled floor, radiator and double power point.

Entrance Porch

Having wood block floor, built-in cloaks cupboard, wall niche, telephone point and radiator.



Lounge

15'11" x 10'10"
(4.85m x 3.30m)

Having marble effect fireplace with fitted electric fire, coving to the ceiling, radiator, television aerial socket and two power points. Archway leading to the Dining area.



Dining Area

13'7" x 10'1"
(4.14m x 3.07m)

Having radiator and two double power points and coving to the ceiling.



Dining Area



Sitting Room

16' x 11'11'
(4.87m x 3.63m)

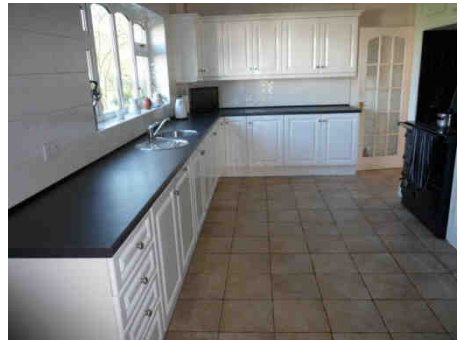
Having wood block floor, coving to the ceiling, Adam style fireplace for open fire, radiator, two television aerial sockets and three double power points.



Breakfast Kitchen

20'8" x 13'5" (maximum) 10'6" (minimum)
6.29m x 4.08m (maximum) 3.20m (minimum)

Having been recently refurbished with range of units including circular sink with drainer and mixer tap, built-in dishwasher, drawer unit, 5 double base cupboard units and 3 double wall cupboards, Rayburn 355 solid fuel/wood cooker, which also provides the central heating. Tiled floors throughout, radiator, television aerial socket, 3 double power points and wall mounted extractor fan.



Breakfast Kitchen



Side Entrance Hall

Having tiled floor giving access to:

Study/Playroom

12'3" x 9'3"

(3.73m x 2.81m)

With tiled floor, radiator and two double power points.

Utility Room

Having sink unit, two double wall cupboards, plumbing for washing machine and dryer. Tiled floor.

Separate WC

With low flush WC, radiator, tiled floor and walls.

FIRST FLOOR

Landing

A new carpet has been fitted to the landing and main bedrooms. Landing radiator.

Master Bedroom

12'1" x 11'11"

(3.68m x 3.63m)

Having radiator and two double power points. Walk through wardrobe area with two ranges of triple wardrobes each with sliding doors.



En-Suite

Having partially tiled walls, corner shower cubicle, close coupled WC, vanity washbasin in pine stand and radiator.



Front Bedroom 2**15'11" x 10'11"****(4.85m x 3.32m)**

Having three double power points and radiator.

**Rear Bedroom 3****13'6" x 10'****(4.11m x 3.04m)**

With radiator and three power points.

**Rear Bedroom 4****10'8" x 8'10"****(3.25m x 2.69m)**

With radiator and three power points.

**Bedroom 5****12'x 10'3" overall****(3.65m x 3.12m overall)**

Having built-in cupboard over stairs, radiator, telephone socket and two double power points.

**Family Bathroom**

Having panelled shower bath with Opal Electric shower over, vanity washbasin, close coupled WC, fully tiled walls, radiator and airing cupboard.



OUTSIDE

Garage

With brick walls and corrugated sheeted roof, twin up and over doors, power point and electric light, lean-to store to rear.



Gardens

To the front of the house, there are lawned areas to either side of the driveway and two shrubbery borders. At the rear are further lawned areas, fruit and ornamental trees including: cedar, acer, conifer and holly. The orchard is situated to the side of the house includes apple, plum, pear, damson and greengage. This area is also used as a poultry run. A wooden garden shed is included in the sale price. The whole extends to ½ an acre or thereabouts.



Aviaries

Two sheds with aviaries are located in the rear garden and may be purchased by negotiation.



Additional Land

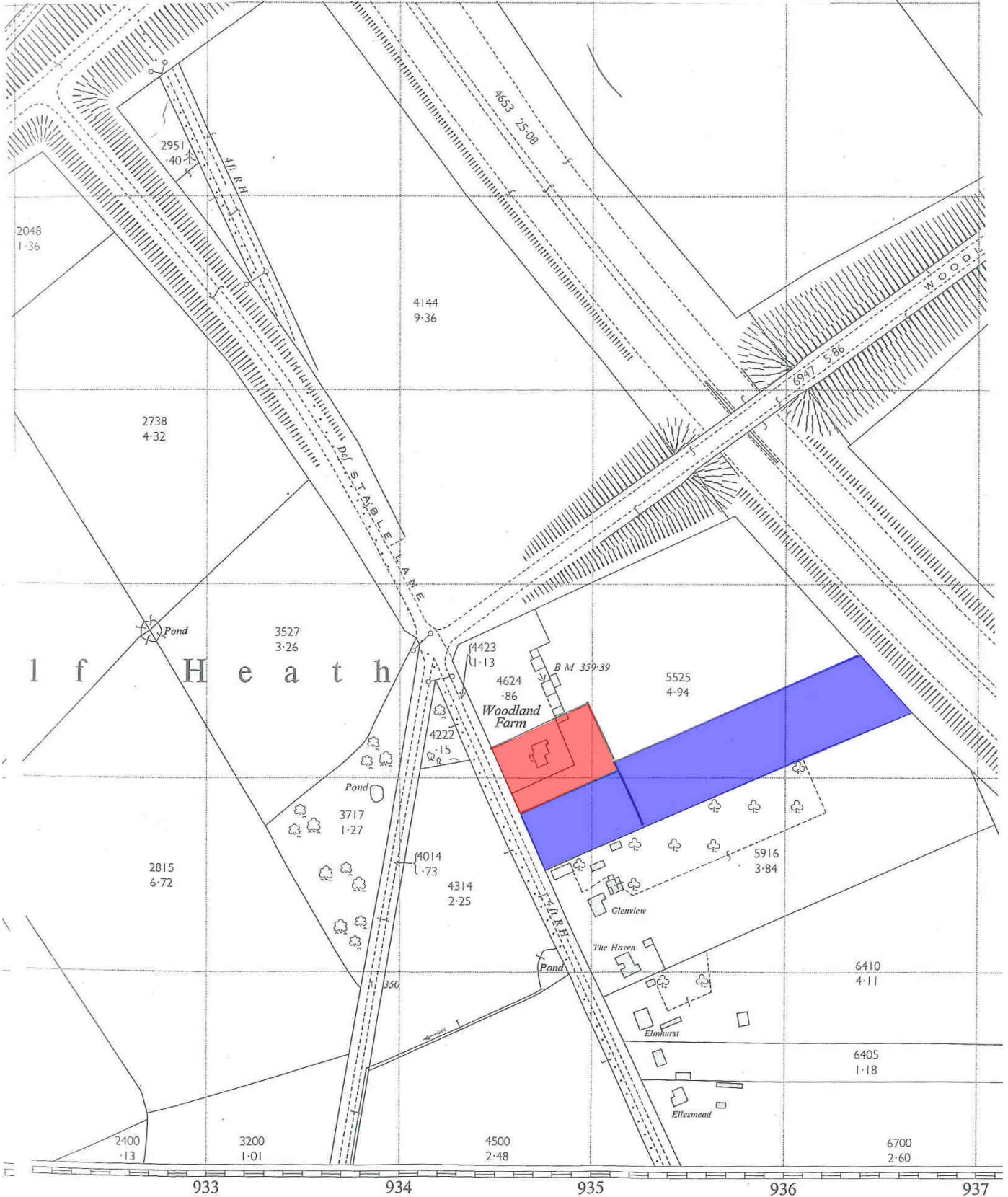
Two pony paddocks extending to 1.9 acres or thereabouts and including a Field Shelter adjoin the southeast boundary and may be purchased with The Woodlands House subject to negotiation.



For Identification Only

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Title: Woodlands Stable Lane Calf Heath		SOUTH & STUBBS <i>Auctioneers & Valuers</i> Clovelly, Pinfold Lane, Penkridge, Stafford ST19 5AP Tel/Fax: 01785 716600	
OS No SJ 9309	Scale: 1:2500	File: O6	Date 30 March 2012



TENURE

The property is believed to be Freehold with Vacant Possession available upon completion.

SERVICES

Mains water and electricity are connected. Drainage is to a septic tank. Radiator central heating is provided by the Rayburn cooker. All windows are double-glazed in UPVC frames. N.B. None of the services have been tested.

COUNCIL TAX

The property is in Band F with South Staffordshire Council.

PLANNING

The whole of the property is believed to be in the green belt as defined in the South Staffordshire local plan. N.B. Permission was granted on 31.1.89 for a ground floor extension and 1st floor bedroom. As the bedroom was completed the permission for the ground floor room is still active

VIEWING

The property may be inspected at any reasonable time strictly by prior appointment with the Sole Agents.

AGENT'S NOTICE

Messrs South & Stubbs for themselves and the Vendors give notice that these Particulars do not constitute any part of an offer or a contract. All statements contained in these Particulars are made without responsibility on the part of the Agent or the Vendors and the intending purchaser must satisfy himself by inspection as to the correctness of such statements. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. The property is offered subject to contract and to it being unsold.

PROPERTY MISREPRESENTATION ACT 1993

Plans, Schedules and Details

The plans included within these particulars are for identification purposes only and their accuracy can neither be guaranteed nor is implied. All intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements made and the opinions offers.

Fixtures and Fittings

Only those fixtures and fittings specifically mentioned in the particulars are included in the sale price. All other fixtures and fittings are by negotiation with the vendors.

Measurements

All measurements are given for guidance only. Their accuracy should be checked by all prospective purchasers.

Energy Performance Certificate



Woodland Farm, Stable Lane, Calf Heath, WOLVERHAMPTON, WV10 7DN

Dwelling type: Detached house **Reference number:** 8809-5929-0629-3306-2423
Date of assessment: 02 April 2012 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 12 April 2012 **Total floor area:** 189 m²

Use this document to:

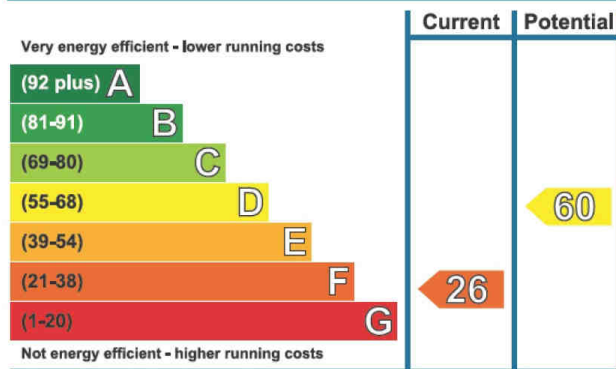
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£9,885
Over 3 years you could save	£3,927

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£300 over 3 years	£300 over 3 years	
Heating	£8,658 over 3 years	£5,160 over 3 years	
Hot Water	£927 over 3 years	£498 over 3 years	
Totals	£9,885	£5,958	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£1,992	✓
2 Floor insulation	£800 - £1,200	£828	✓
3 Increase hot water cylinder insulation	£15 - £30	£81	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.