


10 Calverhall, Stirchley TF3 1YB



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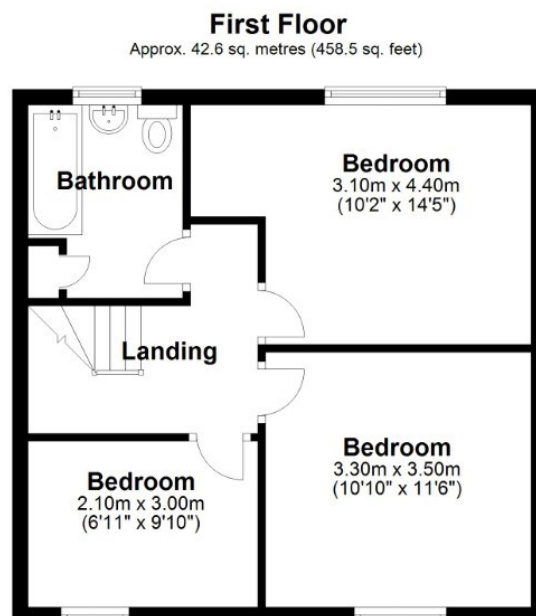
Well proportioned, semi detached family home, recently refurbished throughout. The spacious accommodation includes large reception hallway with W.C./cloaks, generous lounge, and recently fitted kitchen/diner to the rear with patio doors overlooking the rear garden. Three bedrooms and refitted family bathroom occupy the first floor. There is driveway parking and garage to the front. A very well presented garden to the rear with gravelled areas, lawn and recently fitted fencing all around. Local schooling and amenities are nearby and there is easy access to the major road network.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C		60
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 









10 Calverhall

Tenure Freehold

Council tax Band B

Fixtures & Fittings

Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 22nd June 2021