



Bartlams.

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67 Foley Grove, Wombourne - WV5 8JA  
£475,000



## 67 Foley Grove

Wombourne, Wolverhampton

Bartlams are pleased to present this individually designed three-bedroom detached bungalow is delightfully positioned on a generous plot in a pleasant cul-de-sac within the Poolhouse Farm development. Featuring a 28ft tandem garage and a private driveway behind secure gated entry, the property offers both privacy and convenience, with easy access to supermarkets and other village amenities.

Step inside to be greeted by a generous entrance hall welcomes you into the home, providing access to several rooms and featuring built-in storage. The large living room is a standout space, boasting a feature gas fireplace and French doors that open onto the rear garden, allowing for plenty of natural light. Adjacent to the living room, the dining room seamlessly connects, creating an ideal setting for entertaining. The fitted kitchen is well-equipped with a range of wall and base units, integrated appliances including a dishwasher, built-in oven, gas hobs, and a breakfast bar for casual dining. A handy utility room, accessed from the rear, offers additional work surfaces, a sink with a drainer, and ample space for larger household appliances.



B.



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Towards the front of the property, three well-proportioned bedrooms all benefit from built-in storage. The principal bedroom enjoys the added luxury of an en-suite shower room, complete with an enclosed corner shower, WC, and wash hand basin. A well-appointed family bathroom serves the remaining bedrooms, featuring a bathtub, WC, and wash hand basin.

Externally, the property is set behind secure gated entry, with a large private driveway leading to the front door and an electrically operated garage door, which reveals a vast amount of storage space. Gated side access leads to the impressive south-facing rear garden, which extends from the rear to the side of the home. The garden offers a mix of lawned and patio areas for relaxation in extreme privacy, while the large gravelled side garden provides a low-maintenance yet fantastic outdoor space, perfect for hosting friends and family.

We are advised by our client that this property is:  
Freehold, Council Tax Band - E, EPC - D.

Get in touch with or local Wombourne Office to view this spectacular three bedroom detached bungalow!

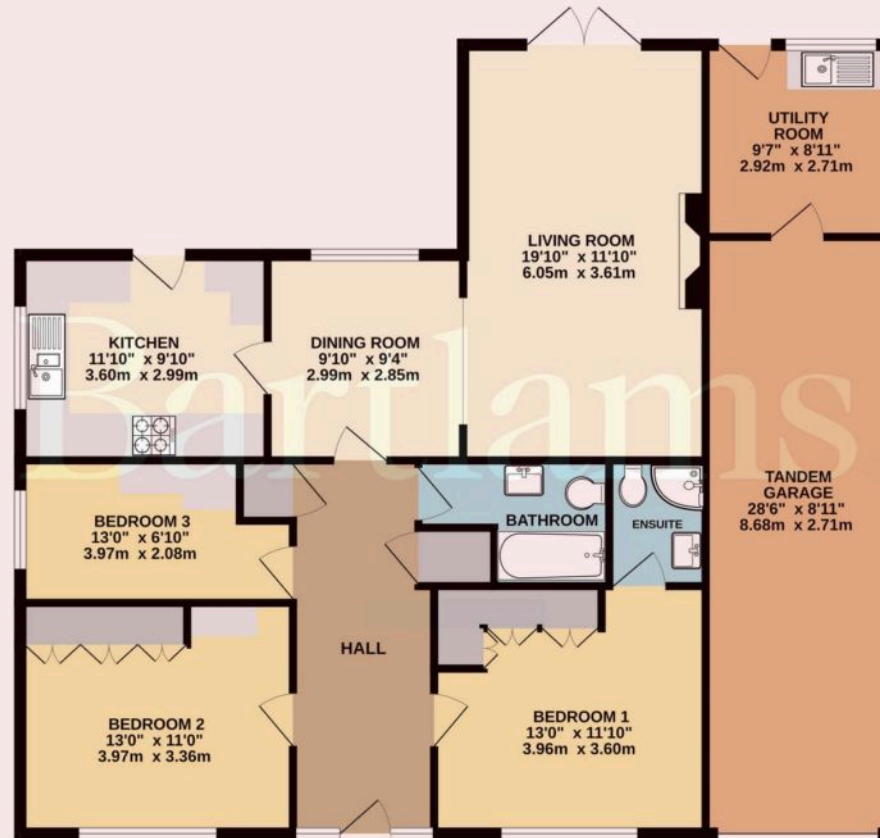


B.





GROUND FLOOR  
1350 sq.ft. (125.4 sq.m.) approx.



TOTAL FLOOR AREA : 1350 sq.ft. (125.4 sq.m.) approx.

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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# Bartlams

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