



35 Foxglove Way, Himley, South Staffordshire, DY3 4AU

BERRIMAN  
EATON

# 35 Foxglove Way, Himley, South Staffordshire, DY3 4AU

35 Foxglove Close is a well presented semi-detached property benefitting from off road parking and an enclosed rear garden. The property benefits from central heating and double glazing.

(WOMBOURNE OFFICE)

EPC: B

## LOCATION

Foxglove Way is situated on the Himley Meadows Estate, which was constructed by Bloor Homes in 2021. The development is situated off the Bridgnorth Road and gives fantastic commuter access to Wolverhampton, Dudley and Kingswinford. The facilities and amenities of Wombourne Village are within a short distance away and there are regular bus services close by. The Village itself has excellent schooling for both Primary and Secondary with Blakeley Heath Primary School being very close by.

## DESCRIPTION

35 Foxglove Close is a well presented semi-detached property benefitting from off road parking and an enclosed rear garden. The internal accommodation briefly comprises lounge, dining kitchen, guest cloakroom/wc and utility area to the ground floor. To the first floor there are two bedrooms and a house bathroom. The property benefits from central heating and double glazing.

## ACCOMMODATION

The ENTRANCE HALLWAY is accessed via a composite door with decorative opaque panels and has a radiator and the staircase rising to the first floor landing. The LIVING ROOM has a radiator, a raised recessed electric fire, wiring for a wall mounted T.V., fitted shelving, fitted storage cupboard, spotlights and a double glazed leaded window to the front elevation. The KITCHEN/DINING ROOM is fitted with a range of high quality wall and base units with complementary work surfaces and inset 1½ bowl scratch resistant sink unit with stainless steel mixer tap and tiled splashback. Integrated appliances include Zanussi oven with 4 ring hob and fitted extractor over, dishwasher, fridge and freezer. There is a radiator and double glazed French doors to the rear garden with side windows. The UTILITY AREA has a fitted work surface with space and plumbing beneath for a washing machine and has tiled splash back and the wall mounted central heating boiler. The GUEST'S CLOAKROOM has a low flush W.C. and a wash hand basin with tiled splash back and a radiator.

The staircase rises to the first floor LANDING with wooden balustrades and loft access. The BATHROOM is fitted with a contemporary white suite and comprises panelled bath with shower attachment, walk-in shower cubicle, wash hand basin and low level W.C. Heated ladder towel rail, spotlights, part tiled walls, tiled floor and a double glazed opaque window to the side elevation. BEDROOM ONE has a range of fitted wardrobes incorporating drawer units, panelled wall with wall light points, radiator, spotlights and a double glazed window to the rear elevation. BEDROOM TWO has a fitted storage cupboard with lighting, radiator and two double glazed leaded windows to the front elevation.

## OUTSIDE

The property has a tarmacadam driveway providing off road parking for two vehicles. There is a paved pathway leading from the entrance round to the side gated access. The rear garden has a full width paved patio, lawn area with planted borders and hardstanding for a shed. The property is enclosed by fencing to the boundary.

## TENURE

FREEHOLD

## SERVICES

We are informed by the Vendors that all main services are installed.

## COUNCIL TAX

BAND C – South Staffordshire DC

## POSSESSION

Vacant possession will be given on completion.

## VIEWING

Please contact the Wombourne office.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

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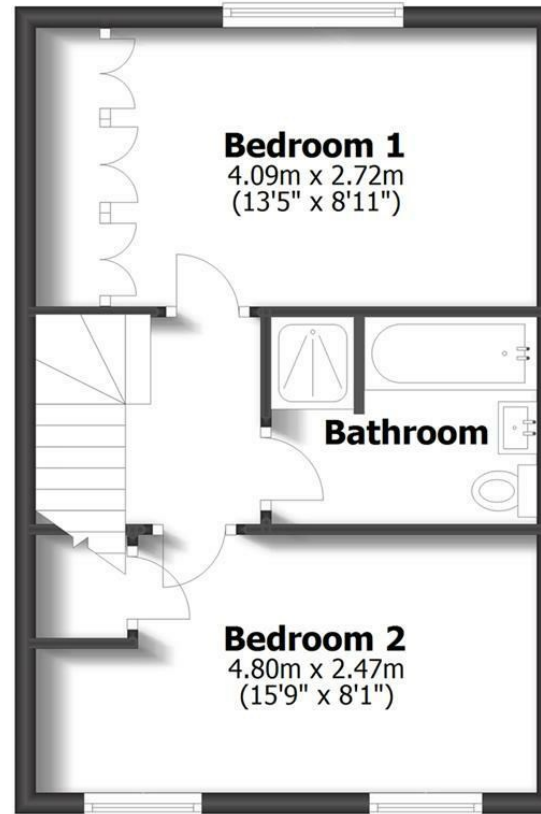
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**35 Foxglove Way**  
Himley



**Ground Floor**



**First Floor**

**TOTAL: 70.1sq.m. 754sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

