



Fox Covert, 58 Orton Lane, Wombourne, Wolverhampton, WV5 9AW



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Fox Covert occupies a favourable elevated position with stunning views across the Village, there is a long tarmac driveway, single garage and a car port. The rear garden is tiered and advances into Pickerills Hill. It comprises entrance hall, living room, dining kitchen and separate utility/wc to the ground floor. To the first floor there are three double bedrooms and a shower room. There is excellent potential to enhance the current square footage, subject to gaining the necessary planning permission and consents. The property benefits from central heating and double glazing.

EPC : D  
WOMBOURNE OFFICE

## LOCATION

Fox Covert is situated along Orton Lane, in between the accesses to Strathmore Crescent. Orton Lane has long been considered to be one of the most desirable locations on the fringe of Wombourne yet having easy access to the amenities within the village itself. There are excellent walks nearby with the Railway and Canals and the area is well served by highly reputable schooling in both sectors. There is convenient, regularly public transport to Wolverhampton, Stourbridge and the Merry Hill centre.

## DESCRIPTION

Fox Covert occupies a favourable elevated position with stunning views across the Village, there is a long tarmac driveway suitable for parking several vehicles off road, a single garage and a car port. The rear garden is tiered and flows into Pickerills Hill. The internal accommodation briefly comprises entrance hall, living room, dining kitchen and separate utility/wc to the ground floor. To the first floor there are three double bedrooms and a shower room. There is excellent potential to enhance the current square footage, subject to gaining the necessary planning permission and consents. The property benefits from central heating and double glazing.

## ACCOMMODATION

The ENTRANCE HALL is accessed through a UPVC double glazed door with an opaque inserted panel and side windows, there is a radiator, tiled floor and fitted storage cupboards. The LIVING ROOM has a double glazed leaded bay window to the front elevation, gas fire with surround, staircase rising to the first floor landing, radiator and wiring for wall lights. The DINING AREA has double glazed door and window to the rear garden, recessed display shelving, radiator and sits adjacent to the KITCHEN. This is fitted with a range of wall and base units with complementary work surfaces incorporating a breakfast bar with an inset single drainer sink unit and mixer tap, double oven with ceramic hob, space for a fridge freezer, tiled splashback and flooring and a wall mounted central heating combi boiler with a double glazed window overlooking the garden. The INNER LOBBY has a glazed wooden door to the garage and UTILITY area, this has plumbing and space for a washing machine and tumble dryer but previously had a fitted shower, which could be reinstalled with relative ease. There is a low level WC and a single opaque window. The GARAGE has double opening wooden doors, single glazed lantern ceiling and a wooden door to the rear garden.

The staircase rises to the FIRST FLOOR LANDING which has wooden balustrades, loft access and an airing cupboard, which is currently being used as a wardrobe and has a hanging rails. The SHOWER ROOM has a walk in shower with glazed screen, vanity wash hand basin with mixer tap, low level WC, double glazed opaque window to the side elevation and part tiling to the walls. DOUBLE BEDROOM 1 has double glazed window to the rear elevation, fitted wardrobes with louvred doors and radiator. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and radiator. DOUBLE BEDROOM 3 has a double glazed window to the front elevation, radiator and a fitted storage cupboard.

## OUTSIDE

The property sits back from the main road on an elevated position with a tarmac driveway leading up the garage, carport and entrance. There is a lawned foregarden and fence to the boundary. The rear garden has a paved patio area, steps leading to a further patio with ornamental pond, gravelled seating area, steps to a further lawned area, greenhouse and hardstanding for a shed.

TENURE WE UNDERSTAND THAT THE PROPERTY IS FREEHOLD  
SERVICES We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND E – South Staffordshire DC  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Wombourne office.

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£450,000

EPC: D

**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.



**FOX COVERT**  
58 ORTON LANE, WOMBOURNE

HOUSE: 93.7sq.m. 1009sq.ft.  
GARAGES/GYM: 55.4sq.m. 596sq.ft.  
**TOTAL: 149.1sq.m. 1605sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**



