



67 Foley Grove, Wombourne, Wolverhampton, WV5 8JA

BERRIMAN
EATON

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This is a modern detached bungalow occupying a private and generous position with gated access, tarmac driveway affording off road parking for several vehicles and a landscaped, tandem garage and low maintenance rear garden. The internal accommodation briefly comprises entrance hall, living room, dining area, fitted breakfast kitchen, cloakroom/wc, utility room, three double bedrooms, en-suite to the principal and a family shower room/wc. The property benefits from central heating and double glazing.

EPC : D
WOMBOURNE OFFICE

LOCATION

Foley Grove is situated on the popular Pool House Farm Development on the outskirts of Wombourne village. Wombourne is well served by schools, sports centre, countryside walks and a range of amenities in the village centre. There is convenient travelling to Wolverhampton, Stourbridge and the Merry Hill centre and a supermarket is located on the edge of the village on Bridgnorth Road which is within walking distance. There is convenient access to both Sainsburys and Lidl, within walking distance using the Millers Vale access.

DESCRIPTION

This is a modern detached bungalow occupying a private and generous position with gated access, tarmac driveway affording off road parking for several vehicles and a landscaped, tandem garage and low maintenance rear garden. The internal accommodation briefly comprises entrance hall, living room, dining area, fitted breakfast kitchen, cloakroom/wc, utility room, three double bedrooms, en-suite to the principal and a family shower room/wc. The property benefits from central heating and double glazing.

ACCOMMODATION

The ENTRANCE HALL has a double glazed opaque and leaded composite door with matching side panels, radiator, airing cupboard housing the hot water cylinder and a cloaks cupboard. The KITCHEN/BREAKFAST ROOM is fitted with a range of wall and base units with complementary work surfaces, inset one a half sink and drainer with mixer tap, integrated oven with gas hob and extractor, integrated dishwasher and a wall mounted Worcester Bosch central heating boiler. There is a double glazed window to the side elevation, fitted breakfast bar, double glazed door to the rear garden, radiator and tiled floor. The DINING AREA has a double glazed window to the rear elevation and gives access into the LIVING ROOM which has double glazed French doors into the rear garden, pebble effect gas fire with an Adams style surround and radiator.

The PRINCIPAL BEDROOM has a range of fitted wardrobes, double glazed window to the front elevation, radiator and door into the EN-SUITE SHOWER ROOM which has a shower cubicle with multi headed shower, low level WC, vanity wash hand basin and mixer tap and panelled walls. DOUBLE BEDROOM 2 has double glazed leaded windows to the front and side elevations, radiator and fitted wardrobes with matching drawers. DOUBLE BEDROOM 3 has a double glazed window to the side elevation, fitted wardrobes and radiator. The FAMILY BATHROOM is fitted with a white suite which comprises bath with multi headed shower over and glazed screen, vanity wash hand basin with mixer tap and low level WC.

OUTSIDE

The property is secured with metal double opening gated and a walled boundary, there is ample off road parking for multiple vehicles and an electrically operated roller shutter door giving access to the TANDEM GARAGE. There is a large UTILITY with wall units, fitted worksurfaces with inset single drainer sink unit, plumbing and space for appliances including washing machine, tumble dryer, fridge and freezer. It has a double glazed window and a double glazed door to the REAR GARDEN. This is well planted and well thought out with a wrap around patio, raised and well stocked planted borders, large side gravelled garden with fence and walled boundary and a side gate leading to the front entrance.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers In The Region Of
£425,000

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.



67 Foley Grove Wombourne



Ground Floor

HOUSE: 107.2sq.m. 1154sq.ft.
GARAGE: 23.4sq.m. 252sq.ft.
TOTAL: 130.6sq.m. 1406sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

