



11 Clover Drive, Himley, Dudley, DY3 4AT

BERRIMAN
EATON

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This is a modern semi-detached bungalow with lovely views across the Railway Walk, off road parking and an enclosed rear garden. The internal accommodation briefly comprises entrance hall, two double bedrooms, wet room and an open plan living and kitchen area with integrated appliances. The property benefits from central heating, double glazing and no upward chain. It is especially adapted for disabled living with fitted hoist.

EPC : B
WOMBOURNE OFFICE

LOCATION

Clover Drive 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. The estate has excellent access to the railway walk and Himley Woods which is perfect for dog walkers and nature enthusiasts.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a composite door with double glazed inserts, loft access and storage cupboard. The LIVING ROOM has double glazed windows to the rear elevation, radiator and double glazed door giving access to the garden. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap. There are a range of integrated appliances including oven, hob, extractor hood, fridge, freezer and washing machine.

The WETROOM has been specially designed for disable living with a remote controlled WC, shower, wash hand basin and mixer tap, heated ladder towel rail, tiling to the floor and walls. DOUBE BEDROOM 1 has a double glazed window to the front elevation, radiator and specially fitted rails for a mechanical hoist, which can be left at the property. DOUBLE BEROOM 2 has a double glazed window to the front and radiator.

OUTSIDE

To the front of the property there is a tarmac DRIVEWAY affording off road parking, side gated access into the REAR GARDEN which has an enclosed fence to the boundary, lawn and a paved patio area.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – 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 data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom:
<https://www.ofcom.org.uk/mobile-coverage-checker>
The long term flood defences website shows very low risk

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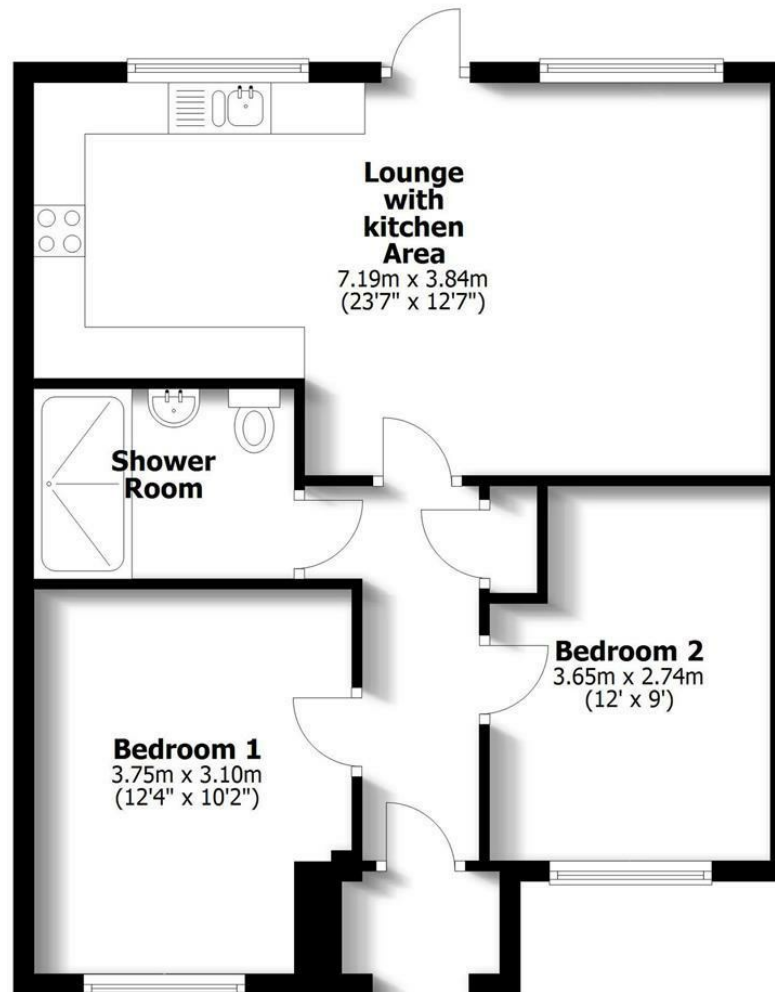
Offers In The Region Of
£300,000

EPC: B

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.



11 Clover Drive Himley



Ground Floor

TOTAL: 59.6sq.m. 641sq.ft.

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

