



44 Forge Valley Way, Wombourne, Wolverhampton, WV5 8JT

**BERRIMAN**  
**EATON**

# 44 Forge Valley Way, Wombourne, Wolverhampton, WV5 8JT

This is a semi-detached property which has a generous driveway suitable for parking several vehicles, detached garage and a private rear garden. The internal accommodation briefly comprises entrance hall, living room, fitted kitchen and conservatory to the ground floor. To the first floor there are two bedrooms and a family bathroom. The property benefits from central heating and double glazing.

EPC : C  
WOMBOURNE OFFICE

## LOCATION

Forge Valley Way is situated on Poolhouse Farm Estate which is situated just off Poolhouse Road. There is easy accessibility to the Bridgnorth Road which is where Lidl and Sainsburys are located, with further shops at Common Road and Planks Lane. Bridgnorth Road also gives access to major transport links into Wolverhampton, Dudley and Stourbridge. There are bus stops close by on Giggetty Lane and Planks Lane, as well as Common Road. For the keen walker, the picturesque Wombrook is very near, with walks towards Smestow, and excellent access onto the Canal and Railway Walk.

## DESCRIPTION

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## ACCOMMODATION

The ENTRANCE HALL has a UPVC double glazed door with leaded opaque inserts, staircase rising to the first floor, radiator and door into the LIVING ROOM which has a coal effect gas fire with surround, double glazed leaded window to the front elevation, radiator and door into the KITCHEN. This is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap, integrated oven with ceramic hob and fitted extractor, plumbing for the washing machine, tiled splashback, double glazed window to the rear and double glazed opaque window to the side elevation, There is a radiator and a door into the CONSERVATORY which is double glazed and brick construction with a polycarbonate roof and double glazed French doors giving access to the rear garden.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed window to the side elevation and loft access. The BATHROOM is fitted with a white suite which comprises P shaped bath with shower over and glazed screen with multi headed shower, vanity wash hand basin with mixer tap which incorporates the low level WC, spotlights and double glazed opaque window to the rear elevation. DOUBLE BEDROOM 1 has a double glazed leaded window to the front elevation, airing cupboard which is fitted over the stair recess and housing the wall mounted central heating boiler, fitted wardrobe and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator.

To the front of the property there is a block paved DRIVEWAY suitable for parking several vehicles off road, side gated access and access to the DETACHED GARAGE which has an elevating door and a UPVC door into the REAR GARDEN. This has a paved patio area, lawn with planted borders and a fenced boundary.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND B – 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

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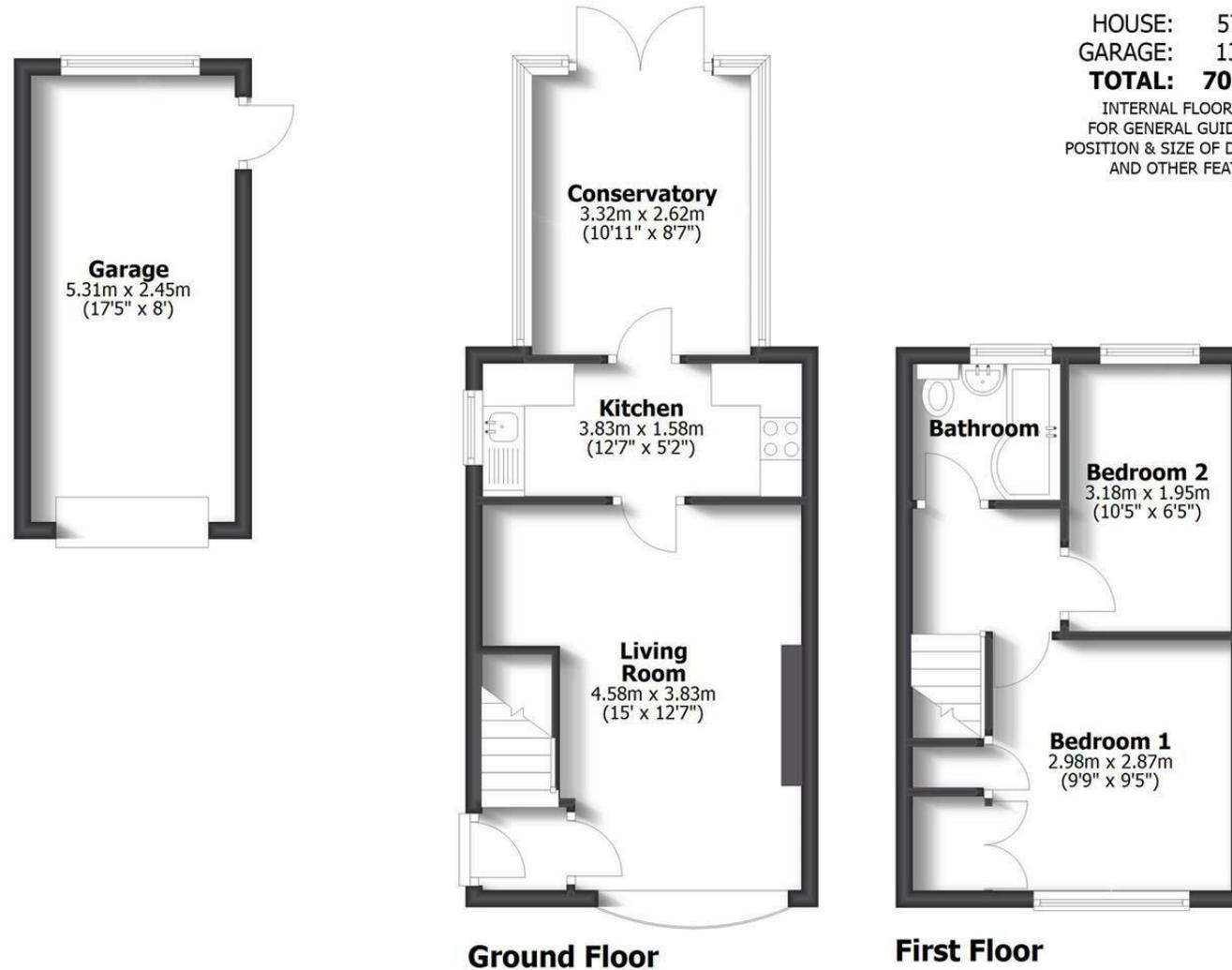
Offers In The Region Of  
**£219,950**

EPC: C

**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.



**44 Forge Valley Way**  
Wombourne



HOUSE: 57.2sq.m. 615sq.ft.  
GARAGE: 13.0sq.m. 140sq.ft.  
**TOTAL: 70.2sq.m. 755sq.ft.**

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

