



61 Foxglove Way, Himley, Dudley, DY3 4AU

BERRIMAN
EATON

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This is a modern semi-detached two bedroom home, ideal for first time buyers, with off road parking and enclosed rear garden. The property enjoys open views to the front and is situated at the very end of the cul de sac. The internal accommodation briefly comprises entrance hall, lounge, dining kitchen with utility area and downstairs cloakroom/WC to the ground floor. To the first floor there are two double bedrooms and a bathroom fitted with a white suite. The property benefits from central heating and double glazing.

EPC : B
WOMBOURNE OFFICE

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

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ACCOMMODATION

The ENTRANCE HALL has a composite door, radiator and staircase which rises to the first floor landing. The LOUNGE has a double glazed window to the front elevation, radiator and understairs storage cupboard. The KITCHEN/DINING ROOM has the benefit of a range of wall and base units with complementary worksurfaces with inset one and half sink and drainer with mixer tap. There are integrated appliances including an oven, gas hob and fitted extractor, fridge, freezer and dishwasher. There are double glazed French doors to the rear garden, radiator, tiled floor and spotlights. The UTILITY AREA has a fitted worksurface with plumbing and space for a washing machine, wall mounted central heating boiler and door into the CLOAKROOM which has a low level WC, wash hand basin and mixer tap.

The staircase rises to the FIRST FLOOR LANDING which gives access to BEDROOM 1 which has a double glazed window to the rear elevation, radiator, panelled wall and fitted wardrobes. BEDROOM 2 has two double glazed windows to the front elevation, radiator and storage cupboard over the stairs recess. The BATHROOM is fitted with a white suite which comprises a bath, with shower over, separate cubicle, vanity wash hand basin with mixer tap, low level WC, heated ladder towel rail, part tiling to the walls and double glazed opaque window to the side elevation.

OUTSIDE

To the front of the property there is a tarmac DRIVEWAY suitable for parking several vehicles off road with lawned foregarden and side gated access leading to the REAR GARDEN. This has a paved patio area with steps leading to a lawn with a fenced boundary.

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. There is a yearly Estate Charge which was £299.00 in 2025.

Broadband – Ofcom checker shows Standard / 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

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Offers In The Region Of
£285,000

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.



61 Foxglove Way
Himley

TOTAL: 70.0sq.m. 753sq.ft.

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



