



39 Foley Grove, Wombourne, Wolverhampton, WV5 8JA

BERRIMAN  
EATON



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This is a detached bungalow occupying a generous plot situated within a small cul de sac of only a handful of bungalow, built later than the actual Poolhouse Farm Estate. There is a long driveway affording off road parking for several vehicles, garage and enclosed rear garden with gated access to the Canal. The internal accommodation briefly comprises porch, entrance hall, L-shaped living room, fitted kitchen, orangery, two double bedrooms and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

EPC : E  
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.

### DESCRIPTION

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### ACCOMMODATION

The PORCH has a wooden door with double glazed leaded panels inset and gives access to the ENTRANCE HALL through a further wooden door with double glazed leaded inserts and matching side window, there is a loft access, radiator and large airing cupboard which houses the hot water cylinder and has shelving. The L shaped LIVING ROOM has a brick fireplace, two radiators and a double glazed sliding patio door into the ORANGERY, this has double glazed leaded windows to the rear and side elevation, panelled ceiling and double glazed leaded door onto the rear garden. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces with inset one and a half bowl and drainer with mixer tap, integrated single oven and fitted extractor and gas hob, space for fridge, radiator, tiled floor and splashback and double glazed composite door and window to the rear elevation. DOUBLE BEDROOM 1 has a double glazed leaded bow window to the front elevation, radiator and a range of fitted wardrobes including drawers, bedside tables and overhead storage. DOUBLE BEDROOM 2 has a double glazed leaded window to the front elevation, radiator and fitted wardrobe. The FAMILY BATHROOM is fitted with a white suite which comprises bath, freestanding shower cubicle, vanity wash hand basin, low level WC, double glazed leaded window to the side elevation, tiling to the walls and radiator.

### OUTSIDE

To the front of the property there is a tarmac driveway affording off road parking for several vehicles with a large lawned area. The GARAGE has an elevating door, wall mounted central heating boiler, access for loft storage and double glazed leaded window and door into the garden. There is side gated access into the REAR GARDEN where there is a paved patio, hardstanding for a shed, small fence and gated to a gravelled and landscaped rear garden with an array of plants, bushes and shrubs. There is a hedge and fenced boundary with a gate which gives pedestrian access onto the canal tow path.

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

#### 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](http://www.berrimaneaton.co.uk)

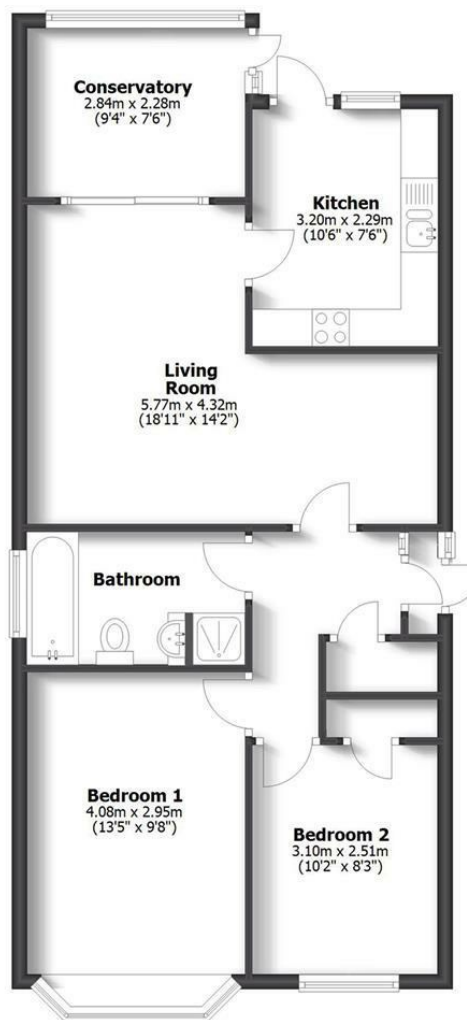
Offers In The Region Of  
£315,000

EPC: E

**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.



## 39 Foley Grove Wombourne



**Ground Floor**

**TOTAL: 68.5sq.m. 737sq.ft.**

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



