



1 Foxlands Drive, Wolverhampton, West Midlands, WV4 5NB

BERRIMAN
EATON

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Foxlands Drive is a detached family home, occupying a corner plot, with well proportioned living spaces arranged over two floors. There is off road parking together with a very generous tandem garage, in excess of 40ft long, and an enclosed rear garden. The internal accommodation briefly comprises downstairs cloakroom/wc, living room, separate dining room and breakfast kitchen with utility room to the ground floor. To the first floor there are four good sized bedrooms and a family bathroom, together with an en-suite to the principal bedroom. The bathrooms have all been recently refitted to a very high standard. The property benefits from central heating and double glazing.

EPC D
(WOMBOURNE OFFICE)

LOCATION

Foxlands Drive is a popular address comprising a handful of quality properties standing in a private cul de sac, within easy reach of the wide-ranging everyday facilities provided within Penn and Wombourne village centres. There is convenient access to the centre of Wolverhampton, with regular bus services running along the length of the Penn Road and Stourbridge Road. The area is well served by schooling in both sectors. The property lies within a 20 minute journey of the M5, M6 and M54 motorway networks.

DESCRIPTION

Foxlands Drive is a detached family home, occupying a corner plot, with well proportioned living spaces arranged over two floors. There is off road parking together with a very generous tandem garage, in excess of 40ft long, and an enclosed rear garden. The internal accommodation briefly comprises downstairs cloakroom/wc, living room, separate dining room and breakfast kitchen with utility room to the ground floor. To the first floor there are four good sized bedrooms and a family bathroom, together with an en-suite to the principal bedroom. The bathrooms have all been recently refitted to a very high standard. The property benefits from central heating and double glazing.

ACCOMMODATION

The ENTRANCE HALLWAY has a uPVC double glazed door with opaque inserts and leaded opaque side panel, staircase rising to the first floor landing, radiator and door to downstairs cloakroom which has been recently refitted and benefits from low level W/C incorporating the wash hand basin with stainless steel mixer tap with tiled splashback, heated towel rail, spotlights and extractor fan. The LOUNGE has an Adam style feature fireplace with marble hearth and inset coal effect gas fire, radiator, coved ceiling and double glazed leaded walk-in bay window to the front elevation. Door into the DINING ROOM which has a radiator, coved ceiling and double glazed patio door onto the rear garden. The KITCHEN is fitted with a range of wall and base units with complementary worksurfaces, inset 1½ bowl single drainer sink unit with mixer tap. There is a range of integrated appliances including double oven, ceramic hob and dishwasher. Breakfast bar, part tiled walls and tiling to the floor, radiator, coved ceiling, spotlights and double glazed window to the rear elevation. Access into the UTILITY which has complementary wall and base units with fitted work surface with inset circular sink unit and mixer tap, space and plumbing for washing machine and space for a large fridge freezer. Spot lights, double glazed opaque window and door leading into the garage.

The staircase rises to the first floor LANDING having a double glazed opaque window. Airing Cupboard with fitted shelving and separate storage cupboard with hanging rail. Loft access. The BATHROOM has been recently refitted and benefits from a modern suite which comprises P shaped bath with concertina glazed screen and waterfall shower, vanity wash hand basin with mixer tap, low level W/C, large heated ladder towel rail, part tiling to the walls, spot lights and double glazed opaque window to the side elevation. BEDROOM 1 has fitted wardrobes, radiator and double glazed window to the rear elevation. The EN-SUITE has also been recently refitted and benefits from a walk-in cubicle with a waterfall shower, vanity wash hand basin with mixer tap incorporating the low level W/C, heated ladder towel rail, spotlights, tiling to the walls and a double glazed opaque window to the side elevation. BEDROOM 2 has a radiator and a double glazed leaded window to the front elevation. BEDROOM 3 has a radiator, double glazed window to the rear. BEDROOM 4 has a radiator and a double glazed leaded window to the front elevation and is currently being used as an office.

OUTSIDE

The property is accessed over a spur driveway and has a tarmac drive, with side lawns, leading to the garage. The large TANDEM GARAGE has an elevating door, storage bunker, wall mounted central heating boiler, fitted cupboards to the rear, double glazed window to the side elevation and double glazed door to the rear garden. The rear garden comprises full width paved patio area, lawn area edged with well established borders and enclosed fencing.

TENURE

FREEHOLD

SERVICES

We are informed by the Vendors that all main services are installed.

COUNCIL TAX

BAND E - South Staffordshire DC

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

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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.



1 Foxlands Drive
Penn

HOUSE: 101.1sq.m. 1185sq.ft.
 GARAGE: 30.8sq.m. 332sq.ft.
TOTAL: 131.9sq.m. 1517sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



