



9 Forge Leys, Wombourne, WV5 8JX

BERRIMAN
EATON

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Forge Leys is a semi-detached property which is accessed over a spur driveway serving only three properties, it has off road parking for several vehicles, an integral driveway and a landscaped rear garden. The internal accommodation briefly comprises entrance hall, living room, open plan dining kitchen with family area and utility/wc to the ground floor. To the first floor there are three double bedrooms and a shower room. The property benefits from HIVE central heating and double glazing.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Forge Leys is a charming cul de sac situated on the Poolhouse Farm Estate, just off Forge Valley Way with excellent pedestrian access to the Wombrook, proving excellent walks on the neighbouring Railway Walk, Canal or towards Smestow Nature Reserve. The property also has convenient travelling distance to the Village and Sainsburys is also close by. There is a regular bus route with the closest bus stop being on Planks Lane. The property is quite close to Blakeley Heath Primary, St Bernadettes Catholic Primary and Westfield Community Primary, as well as Wombourne High.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a UPVC door with opaque inserts and a door into the LIVING ROOM which has a double glazed window to the front elevation, raised and recessed electric fire, stairs rising to the first floor landing, vertical radiator and tiled floor. The open plan KITCHEN/FAMILY AREA was replaced in 2023 and benefits from a range of wall and base units with complementary work surfaces inset sink with mixer tap. There are a range of integrated appliances including double NEFF oven, induction hob and extractor, fridge and freezer, a range of storage solutions and larder, vertical radiator, understairs storage, double glazed windows to the rear elevation and double French doors onto the garden. The UTILITY room has a fitted worksurface with inset sink and mixer tap, space and plumbing for washing machine and tumble dryer beneath, low level WC, two double glazed opaque windows to the side elevation and radiator.

To the FIRST FLOOR LANDING there is a loft access with a fixed, drop down ladder and an airing cupboard with the wall mounted central heating combi-boiler. DOUBLE BEDROOM 1 has double glazed windows to the front elevation, fitted wardrobes and radiator. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and radiator. DOUBLE BEDROOM 3 has double glazed window to the rear elevation and radiator. The SHOWER ROOM has a large walk in shower with multi headed shower, low level w/c and vanity wash hand basin with mixer tap, double opaque glazed window to the rear elevation, part tiling to the walls, spotlights and heated ladder towel rail.

OUTSIDE

The property is accessed over a spur driveway serving only three properties with a tarmac driveway suitable for parking two cars off road. There is access to the GARAGE through an elevating door. The REAR GARDEN has side gated access and has been landscaped and offers well planted and established borders with a paved patio, a path leading to a further graveled patio to the rear, astro turf lawn and enclosed by fencing.

TENURE We are advised by the vendors that the property is FREEHOLD
SERVICES We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND C – South Staffordshire DC
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

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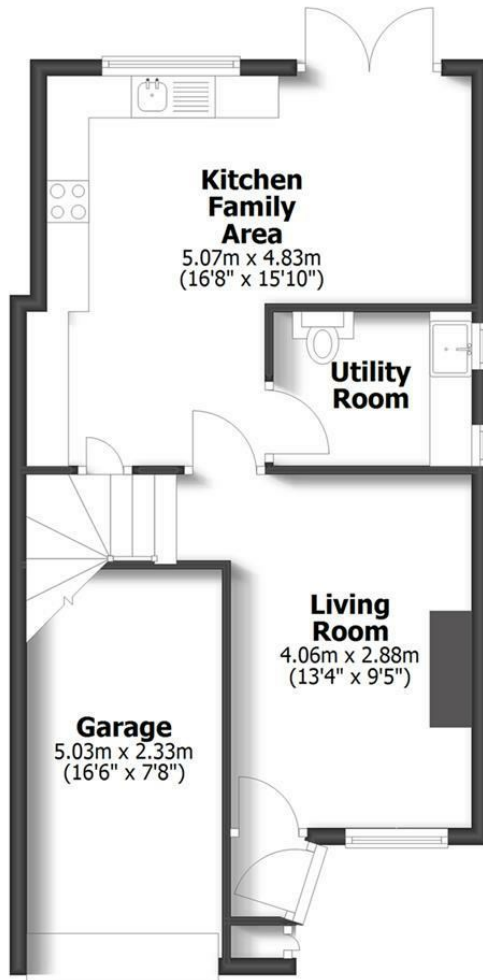
Offers In The Region Of
£250,000

EPC:

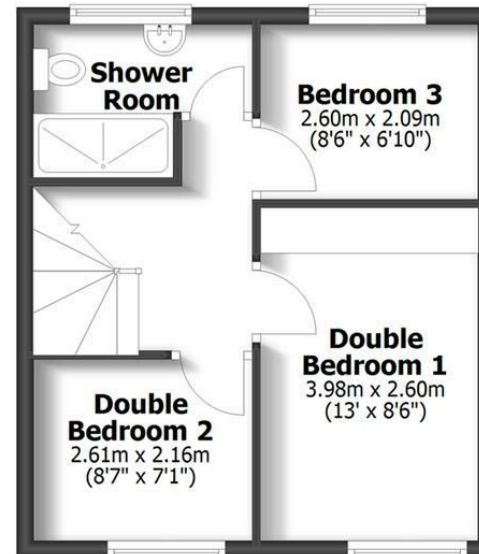
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



9 Forge Leys
Wombourne



Ground Floor



First Floor

HOUSE: 72.9sq.m. 784sq.ft.
 GARAGE: 11.7sq.m. 126sq.ft.
TOTAL: 84.6sq.m. 910sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

