



25 Foley Grove, Wombourne, Wolverhampton, WV5 8JA

BERRIMAN  
EATON

# 25 Foley Grove, Wombourne, Wolverhampton, WV5 8JA

This property occupies a large corner position with the Poolhouse Farm Estate with a generous driveway suitable for parking several vehicles off road, an integral garage and an enclosed private rear garden lying adjacent to the canal. The internal accommodation briefly comprises hall, living room and dining kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating and double glazing.

EPC : TO FOLLOW  
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. There is convenient access to both Sainsburys and Lidl, within walking distance using the Millers Vale access.

## DESCRIPTION

This property occupies a large corner position with the Poolhouse Farm Estate with a generous driveway suitable for parking several vehicles off road, an integral garage and an enclosed private rear garden lying adjacent to the canal. The internal accommodation briefly comprises hall, living room and dining kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating and double glazing.

## ACCOMMODATION

The HALL is accessed through a UPVC door with opaque and leaded inserts and opens into the LIVING ROOM which has a staircase rising to the first floor landing, a gas fire and a double glazed window to the front elevation. The KITCHEN/DINING ROOM is fitted with a range of wall and base unit with complementary work surfaces, inset single drainer sink unit with mixer tap. Integrated appliances including oven, 4 ring gas hob, fitted extractor, fridge and freezer and plumbing for washing machine. There is understairs storage, double glazed window to the rear elevation and double glazed sliding patio doors onto the rear garden.

The staircase rises to the FIRST FLOOR LANDING which has wooden balustrades, a loft access and radiator. The BATHROOM is fitted with a white suite which comprises bath with shower over, vanity wash hand basin with mixer tap low level WC and heated ladder towel rail. There is a double glazed opaque window to the rear elevation and tiling to the walls and floor. DOUBLE BEDROOM 1 has a double glazed window to the front elevation and radiator. BEDROOM 2 has a double glazed window to the rear elevation, storage cupboard and radiator. BEDROOM 3 has a double glazed window to the rear elevation and radiator.

## OUTSIDE

The property occupies a corner position with a sweeping drive affording off road parking for several vehicles, lawn to both sides of the drive, side gated access, trees and hedging to boundary and access to the GARAGE which has an elevating door and there is bin store to the side. The REAR GARDEN has a paved patio area lawn, fencing to the boundary and further decking area to the rear.

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 WOMBURNE Office.  
The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available  
Mobile date 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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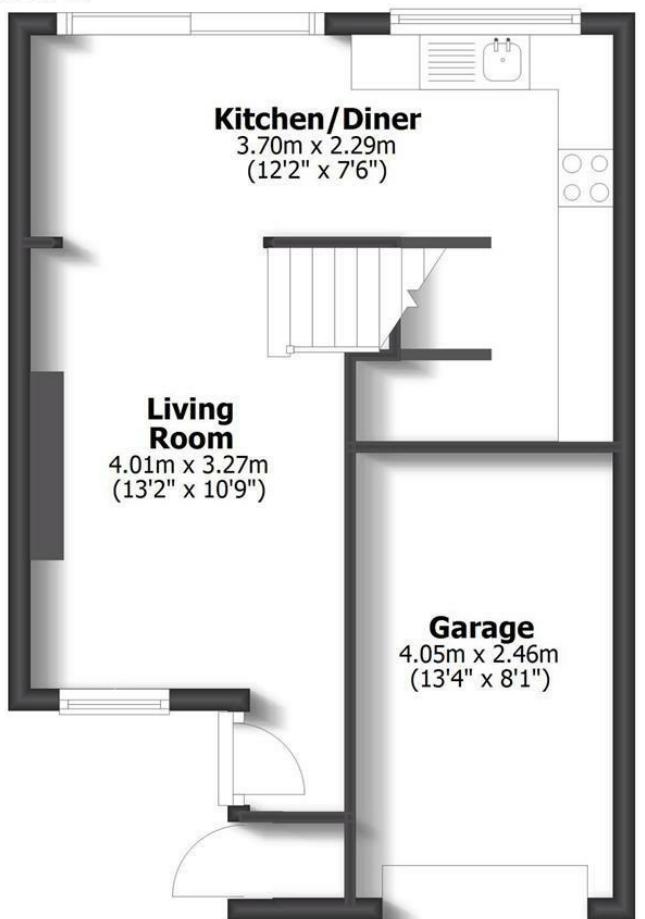
Offers In The Region Of  
£235,000

EPC:

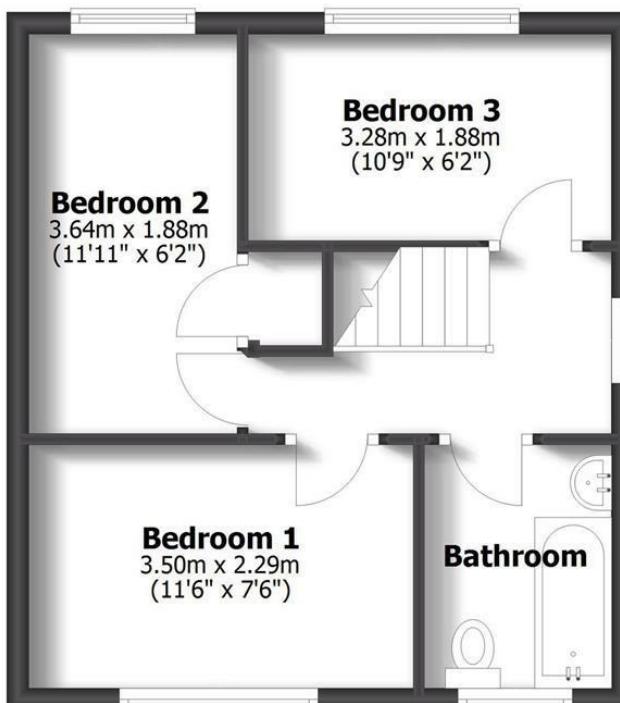
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



## 25 Foley Grove Wom Bourne



**Ground Floor**



**First Floor**

HOUSE: 59.4sq.m. 639sq.ft.

GARAGE: 10.0sq.m. 107sq.ft.

**TOTAL: 69.4sq.m. 746sq.ft.**

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

