



1 Clover Drive, Himley, Wolverhampton, DY3 4AT

BERRIMAN
EATON

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This is a modern detached family home, presented to an excellent standard and occupying a prime position within this popular Estate and benefitting from a garage, off road parking and enclosed private garden. The internal accommodation briefly comprises entrance hall, cloakroom/wc, living room and dining kitchen to the ground floor. To the first floor there are four generous bedrooms, en-suite to the principal bedroom and a family bathroom. The property benefits from central heating and double glazing.

EPC : B
WOMBOURNE OFFICE

LOCATION

Clover Drive 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. The estate has excellent access to the railway walk and Himley Woods which is perfect for dog walkers and nature enthusiasts.

ACCOMMODATION

The ENTRANCE HALL is accessed through a composite door with double glazed opaque inserts, radiator, stairs to the first floor with wooden balustrades and storage beneath. The CLOAKROOM has a low level WC, wash hand basin and mixer tap and radiator. The LIVING ROOM has double glazed bay window to the front elevation with fitted shutters, double glazed window to the side elevation and radiator. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap and a range of integrated appliances including a double Bosch oven, gas hob with fitted extractor, fridge, freezer, and dishwasher. The DINING AREA has double glazed French doors onto the rear garden, double glazed windows to the rear and side, radiator, spotlights and door into the UTILITY ROOM, this is fitted with a range of wall and base units with fitted work surface, plumbing and space for washing machine and tumble dryer with a wall mounted central heating boiler and radiator.

The staircase rises to the FIRST FLOOR LANDING which has wooden balustrades, loft access and fitted storage cupboard. The BATHROOM is fitted with a white suite which comprises separate shower cubicle, bath, low level WC, vanity wash hand basin and mixer tap, heated ladder towel rail, spotlights and double glazed opaque window to the side elevation. The PRINCIPAL BEDROOM has a double glazed window to the front elevation, fitted wardrobes with sliding doors and radiator. DOUBLE BEDROOM 2 has a double glazed window and radiator. DOUBLE BEDROOM 3 has a fitted storage cupboard, double glazed window and radiator. BEDROOM 4 has a double glazed window and radiator.

OUTSIDE

The property occupies a generous corner position within the Development overlooking the playground. There is a path which gives access to the front door and a tarmac DRIVEWAY providing off road parking for several vehicles, single GARAGE with elevating door and side gated access to the REAR GARDEN which has steps leading to a paved patio, an astro turf lawn, gravelled patio and a walled boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND F – SOUTH STAFFORDSHIRE
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD

Broadband – Ofcom checker shows Standard / Superfast / 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

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Offers In The Region Of
£450,000

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.



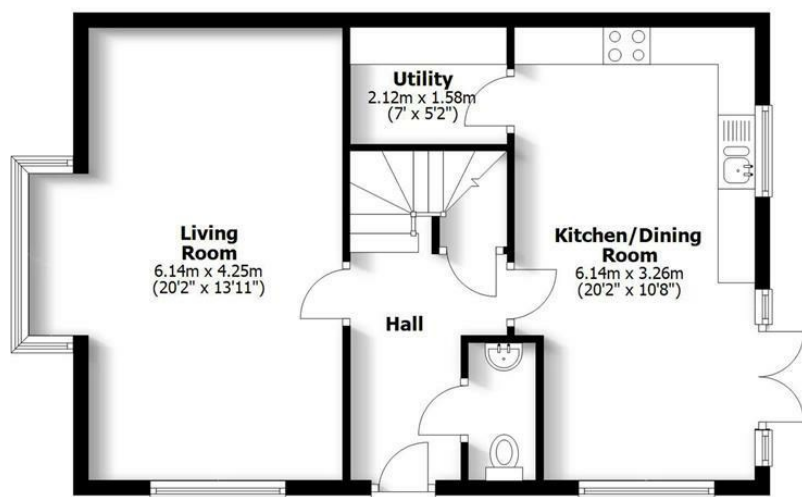
1 Clover Drive Himley

HOUSE: 112.9sq.m. 1216sq.ft.

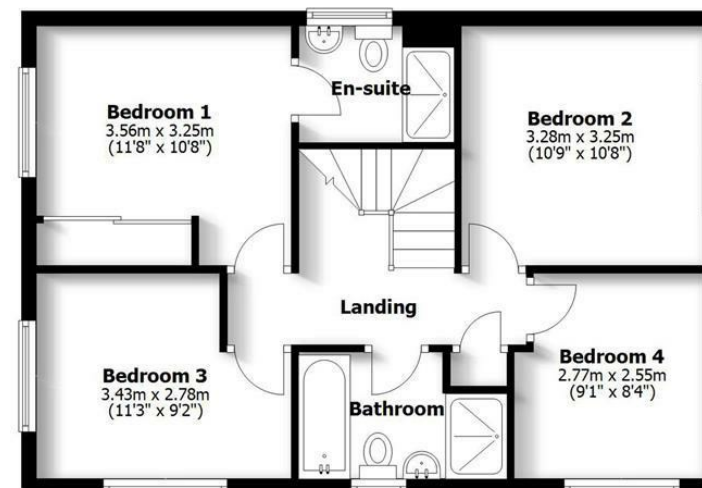
GARAGE: 18.8sq.m. 203sq.ft.

TOTAL: 131.7sq.m. 1419sq.ft.

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



Ground Floor



First Floor

