57 Foxglove Way, Himley, Dudley, DY3 4AU

BERRIMAN
EATON

# 57 Foxglove Way, Himley, Dudley, DY3 4AU

Occupying what is arguably the most favourable position on the Development, this detached family home has the benefit of a driveway suitable for parking several cars off road, single garage and a private rear garden. The internal accommodation briefly comprises entrance hall, lounge, kitchen/dining room, separate utility and downstairs cloakroom to the ground floor. To the first floor there are three bedrooms with an en-suite to the principal and a family bathroom. The property benefits from central heating and double glazing.

EPC : B
WOMBOURNE OFFICE

## LOCATION

Foxglove Way 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.

## DESCRIPTION

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## ACCOMMODATION

The ENTRANCE HALL has a composite door with a double glazed opaque window to the front elevation, staircase rising to the first floor landing, radiator and understairs storage cupboard. The LOUNGE has a double glazed leaded window to the front elevation and radiator. The KITCHEN is fitted with a range of wall and base units with complementary worksurfaces, inset one and a half sink and drainer with mixer tap. There are spaces for appliances including fridge freezer and dishwasher with an integrated oven with hob, extractor and dishwasher. There are double glazed French doors opening into the rear garden, radiator and tiled floor. The UTILITY has a fitted worksurface with plumbing and space for a washing machine, wall mounted central heating boiler, tiled floor and door into the CLOAKROOM which has a low level WC, wash hand basin and mixer tap with tiled splashback.

The staircase rises to the FIRST FLOOR LANDING which has double glazed window to the side elevation, airing cupboard and radiator. The BATHROOM is fitted with a white suite which comprises a bath with shower over and screen, vanity wash hand basin with mixer tap and low level WC, heated ladder towel rail and double glazed opaque window to the side elevation. The PRINCIPAL BEDROOM has a double glazed window to the front elevation, radiator and DRESSING AREA which benefits from a range of fitted wardrobes, storage cupboard over the stairs recess and door into the EN-SUITE SHOWER ROOM. This has a shower cubicle, vanity wash hand basin with mixer tap, low level WC, heated ladder towel rail and double glazed opaque window. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. BEDROOM 3 has a double glazed window to the rear elevation and radiator. The loft access has a pull down ladder with light and has been boarded.

## OUTSIDE

The property occupies a corner position with a lawned foregarden, a path leading to the entrance with planted borders and a tarmac DRIVEWAY suitable for parking several vehicles. The GARAGE has an elevating door and a pedestrian double glazed door into the garden. A side gate leads into the REAR GARDEN which has is south facing and benefits from patio, lawn area, fencing to the boundary and a HOME OFFICE positioned to the side of the property, which has a double glazed window, power, lighting and internet connectivity.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – 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 / Ultrafast are available. There is Fibre to the Home Broadband.
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


**Tettenhall Office**
01902 747744
tettenhall@berrimaneaton.co.uk

**Bridgnorth Office**
01746 766499
bridgnorth@berrimaneaton.co.uk

**Lettings Office**
01902 749974
lettings@berrimaneaton.co.uk

**Wombourne Office**
01902 326366
wombourne@berrimaneaton.co.uk

**www.berrimaneaton.co.uk**


Offers In The Region Of
£399,950

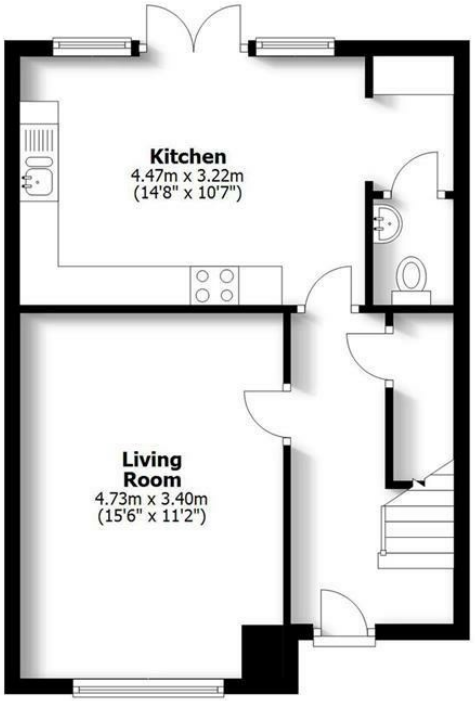
EPC: B


**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.

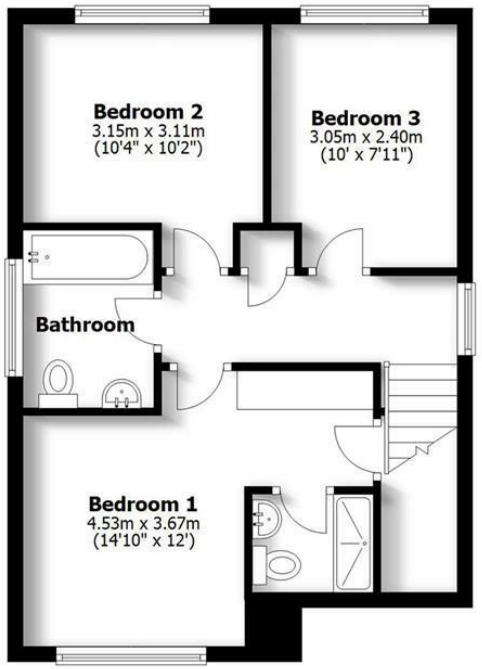
# 57 Foxglove Way
**Himley**

| | | |
|---|---|---|
| HOUSE: | 87.2sq.m. | 938sq.ft. |
| GARAGE: | 19.3sq.m. | 207sq.ft. |
| OFFICE: | 4.5sq.m. | 48sq.ft. |
| **TOTAL:** | **111sq.m.** | **1193sq.ft.** |

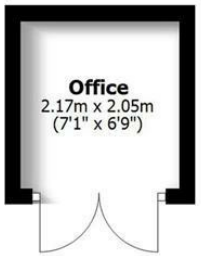
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE




Ground Floor




First Floor



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