34 Forge Valley Way, Wombourne, Wolverhampton, WV5 8JT

BERRIMAN
EATON

34 Forge Valley Way, Wombourne, Wolverhampton, WV5 8JT

This is a semi-detached property located on the outskirts of the estate, at the end of the cul de sac and which benefits from off road parking, detached garage and a private rear garden. The internal accommodation briefly comprises entrance hall, lounge and kitchen with dining area to the ground floor, To the first floor there are three bedrooms and a family bathroom. The property benefits from double glazed, central heating and no upward chain.

EPC : C
WOMBOURNE OFFICE

LOCATION

Forge Valley Way is situated on Poolhouse Farm Estate which is situated just off Poolhouse Road. There is easy accessibility to the Bridgnorth Road which is where Lidl and Sainsburys are located, with further shops at Common Road and Planks Lane. Bridgnorth Road also gives access to major transport links into Wolverhampton, Dudley and Stourbridge. There are bus stops close by on Giggetty Lane and Planks Lane, as well as Common Road. For the keen walker, the picturesque Wombrook is very near, with walks towards Smestow, and excellent access onto the Canal and Railway Walk.

DESCRIPTION

This is a semi-detached property located on the outskirts of the estate, at the end of the cul de sac and which benefits from off road parking, detached garage and a private rear garden. The internal accommodation briefly comprises entrance hall, lounge and kitchen with dining area to the ground floor, To the first floor there are three bedrooms and a family bathroom. The property benefits from double glazed, central heating and no upward chain.

ACCOMMODATION

The ENTRANCE HALL has a UPVC double glazed door with opaque inserts, radiator and a staircase to the first floor landing. There is a door into the LOUNGE which has a double glazed window to the front elevation, radiator and arch into the KITCHEN/DINING ROOM. This is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap. There are a range of integrated appliances including double oven with ceramic hob and fitted chimney extractor, dishwasher and fridge freezer; plumbing for a washing machine and understairs storage cupboard. There is a double glazed door to the side passage, double glazed French doors and double glazed window overlooking the rear garden.

The staircase rises to the FIRST FLOOR LANDING which has a loft access and a cupboard which houses the wall mounted central heating boiler. The BATHROOM is fitted with a white suite which comprises a bath with a multi headed shower over and glazed screen, low level WC which incorporates a vanity wash hand basin with mixer tap, double glazed opaque window to the front elevation, radiator and tiling to the walls. DOUBLE BEDROOM 1 has a double glazed window to the front elevation, radiator and storage cupboard. DOUBLE BEDROOM 2 a double glazed window to the rear elevation and radiator. BEDROOM 3 has a double glazed window to the rear elevation to the rear elevation and radiator.

OUTSIDE

The property is accessed across a private spur driveway serving only a couple of properties and which gives access to a concrete imprint DRIVEWAY affording off road parking for several vehicles and having double metal gates which give access for access to the DETACHED GARAGE. This has a elevating door, plumbing for a washing machine and a double glazed door to the side and onto the REAR GARDEN. This has a wooden decking area, a paved path around the side of the garage, lawn and a fence to the boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – 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

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
£265,000

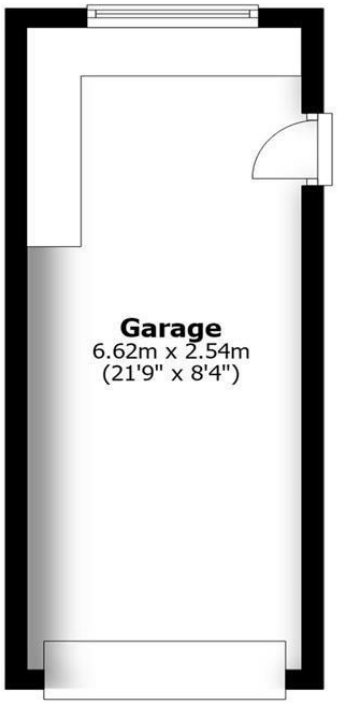
EPC: C

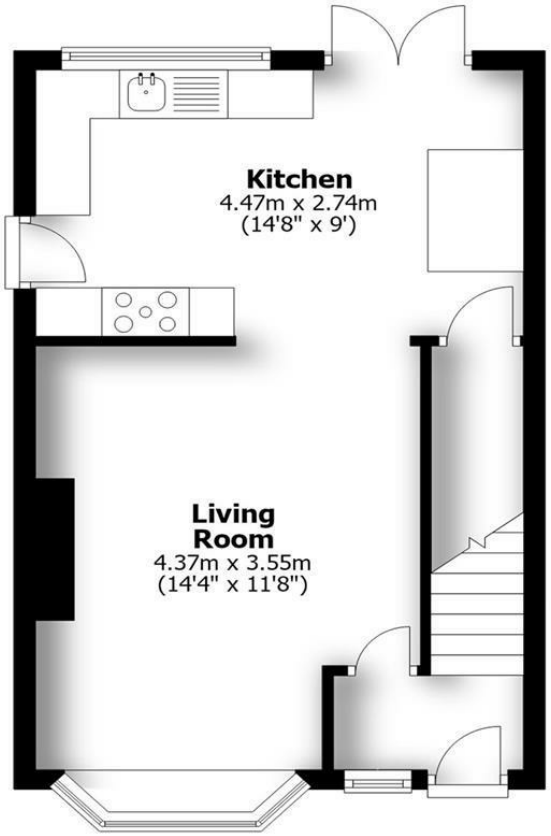
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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

34 Forge Valley Way
Wombourne

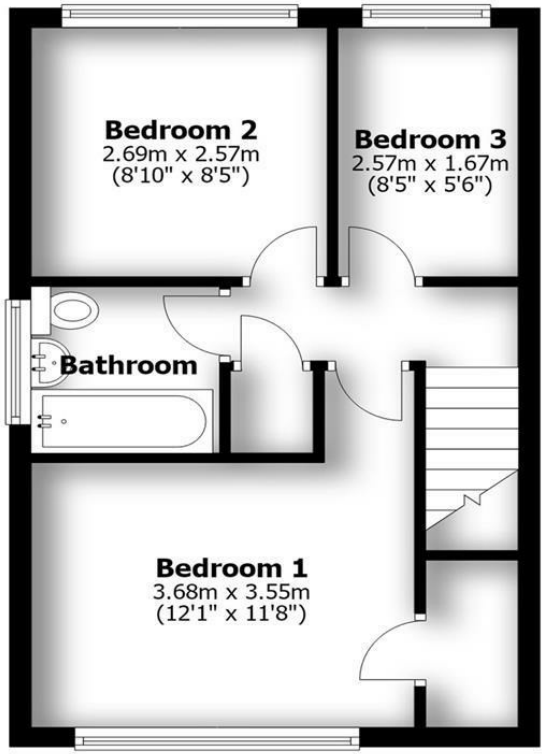
HOUSE:	65.0sq.m.	700sq.ft.
GARAGE:	16.8sq.m.	181sq.ft.
TOTAL:	**81.8sq.m.**	**881sq.ft.**

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