



45 Foley Grove, Wombourne, Wolverhampton, South Staffordshire, WV5 8JA

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A modern detached bungalow offering well maintained and well proportioned, two-bedroomed accommodation standing in a cul-de-sac in a sought after and convenient address. (EPC: D).

LOCATION

Foley Grove is situated just off Swinford Leys on the popular Pool House Farm Development on the outskirts of Wombourne village. Wombourne is well served by schools and a 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. There is also a pedestrian access close by for convenient access to Sainsburys.

DESCRIPTION

45 Foley Grove is a modern detached bungalow situated in a private cul de sac with an enclosed rear garden, off road parking for two vehicles, car port and a single garage. The internal accommodation comprises living room incorporating both lounge and dining areas, conservatory, fitted kitchen, shower room and two good sized bedrooms. The property benefits from central heating and double glazing and is brought to the market with NO UPWARD CHAIN.

ACCOMMODATION

An OPEN PORCH with tiled floor leads through an opaque double glazed and leaded entrance door with matching side panel into the ENTRANCE HALLWAY with cloaks cupboard with coat hooks, light and shelf, loft access and Honeywell thermostatic control for the central heating. A leaded glazed door with matching windows opens into the LIVING ROOM which incorporates both lounge and dining areas with feature fireplace housing a coal-effect gas fire, coved ceiling, two ceiling roses, door into the kitchen and sliding patio door into the double glazed, part-brick CONSERVATORY with polycarbonate roof and a door to the garden. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces and fitted breakfast bar, four-ring gas hob with extractor over, Diplomat double oven, 1½ bowl composite sink and drainer with mixer tap, space for a fridge, gas-fired central heating boiler situated in a wall cupboard, tiled floor and part-tiled walls, internal leaded window into the conservatory and double glazed and leaded window and opaque glazed door to the rear garden.

From the hallway there is a SHOWER ROOM fitted with a white suite comprising large shower cubicle with rainfall head and separate shower head, vanity unit with wash hand basin with cupboards beneath and wc, large wall mirror, chrome heated ladder towel rail, part-tiled walls, spotlights and automatic extractor, double glazed opaque window to the side elevation and airing cupboard with shelving housing the hot water cylinder. BEDROOM 1 has a double glazed and leaded bay window to the front elevation and is fitted with a range of bedroom furniture including wardrobes, overhead storage, display shelving and bedside tables and a knee-hole dressing table with two pedestals with drawers. BEDROOM 2 has a double glazed leaded window to the front and a built-in double wardrobe.

OUTSIDE

The property is approached over a tarmac driveway affording off-street parking for two vehicles and giving access to the CARPORT with security lighting and SINGLE GARAGE with an elevating door, power points and lights, wall cupboards, work surface with space and plumbing for a washing machine and tumble dryer beneath, cold water tap and an opaque double glazed window and door to the rear garden. There is a gravelled foregarden.

There is a hexagonal paved path to the side leading to gated access to the enclosed REAR GARDEN with patio to the rear of the bungalow and steps leading up to the tiered lawns with rockery borders, hardstanding for a garden shed and fencing to the boundary. There is security lighting.

SERVICES

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND D - South Staffordshire DC.
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

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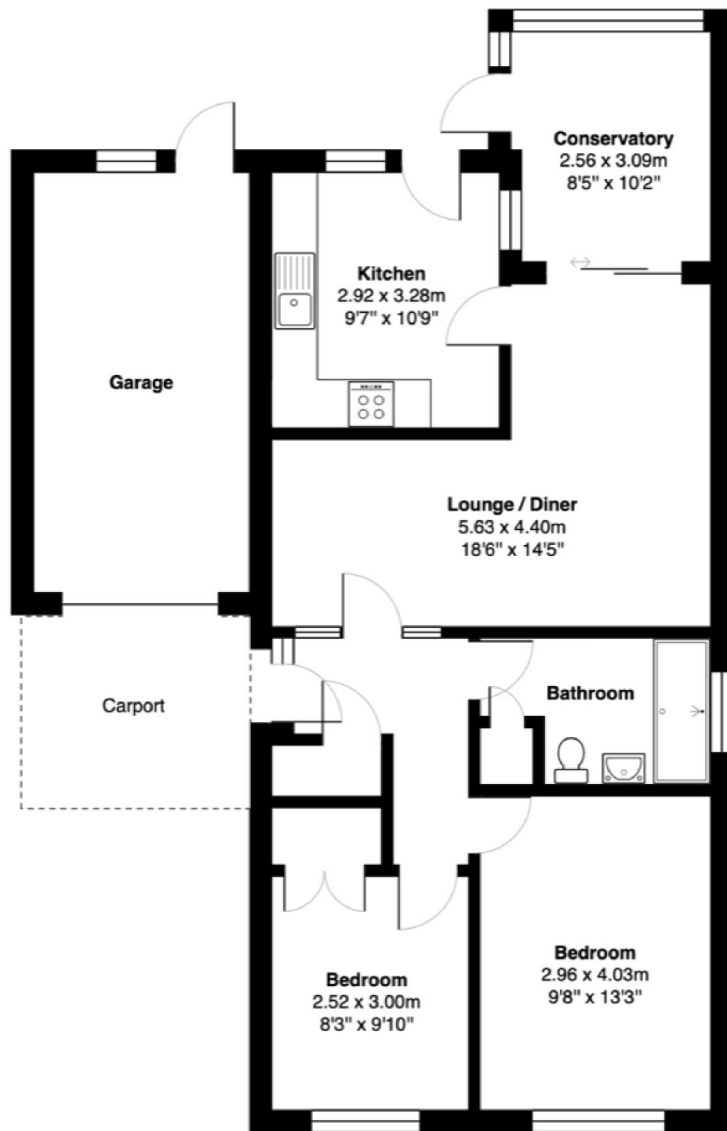
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Price
£249,850

EPC: D

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.



Total Area: 72.1 m² ... 776 ft² (excluding garage)

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

