



39 Penleigh Gardens, Wombourne, Wolverhampton, WV5 8EJ

BERRIMAN  
EATON



# 39 Penleigh Gardens, Wombourne, Wolverhampton, WV5 8EJ

39 Penleigh Gardens is a superb detached family home with off road parking, garage and enclosed rear garden. The property has been considerably improved upon during the current owners tenure and is presented to a very high standard and benefits from central heating and double glazing.

WOMBOURNE OFFICE  
EPC: D

## LOCATION

Penleigh Gardens is a highly regarded development by the well known local builders, Messrs David Payne, and stands within easy reach of Wombourne village centre with its full array of shopping and leisure facilities. There is convenient travelling to the more extensive amenities provided by Dudley, Stourbridge and Wolverhampton City Centre and the area is well served by schooling for all age groups.

## DESCRIPTION

39 Penleigh Gardens is a superb detached family home with off road parking, garage and enclosed rear garden. The internal accommodation briefly comprises living room, kitchen dining room with separate utility and downstairs cloakroom/WC to the ground floor. To the first floor there are four bedrooms, an en-suite shower room and a modern family bathroom. There is a landscaped rear garden with summerhouse. The property has been considerably improved upon during the current owners tenure and is presented to a very high standard and benefits from central heating and double glazing.

## ACCOMMODATION

An open canopy porch with tiled floor leads into the ENTRANCE HALLWAY via a composite door with opaque leaded inserts. There is an understairs storage cupboard, radiator and the staircase rising to the first floor landing. The downstairs CLOAKROOM has a low level W.C., vanity wash hand basin with tiled splash back and a radiator. The LIVING ROOM has a wooden feature fireplace with inset coal effect gas fire and tiled hearth, radiator, coved ceiling, dado rail and a double glazed walk-in bay window to the front elevation. Double oak doors lead into the open plan KITCHEN/DINING ROOM which is fitted with a range of high quality wall and base Shaker style units with butchers block work surface, inset 1½ bowl sink unit with mixer tap, integrated oven with 4 ring gas hob and extractor over. There is space for a large fridge freezer, integrated microwave and an integrated dishwasher. The breakfast bar also incorporates the butchers block work surface. Spotlights and double glazed window to the rear elevation. The dining area has double glazed French doors leading to the rear garden with matching side windows, vertical radiator, spotlights and access into the UTILITY which has complementary wall and base units with butchers block work surface and inset single bowl sink unit with mixer tap. Space and plumbing for washing machine and tumble dryer, radiator and the wall mounted Worcester Bosch central heating boiler. There is a double glazed door to the garden and a side window. A door into the GARAGE which has an elevating door, power point and lighting.

The staircase rises to the first floor LANDING with a double glazed opaque window to the side elevation and the Airing Cupboard with shelving and houses the hot water cylinder. The FAMILY BATHROOM is fitted with a contemporary white suite and comprises a P-shaped panel bath with multi-headed shower and glazed side screen. There is a vanity wash hand basin, low level W.C., heated ladder towel rail, part tiled walls and a double glazed opaque window to the side elevation. The PRINCIPAL BEDROOM has a double glazed window to the rear elevation and a radiator. The EN-SUITE has a walk-in shower cubicle with multi headed shower, pedestal wash hand basin, low level W.C., chrome heated ladder towel rail, part tiled walls and a double glazed opaque window to the side elevation. BEDROOM TWO has a double glazed window to the front elevation and a radiator. BEDROOM THREE has a double glazed window to the rear elevation, dado rail and a radiator. BEDROOM FOUR has a double glazed window to the front elevation, radiator, loft access via pull down ladder and fitted shelving.

## OUTSIDE

The property is accessed via a spur driveway, there is a tarmac driveway providing off road parking for several vehicles and a lawned foregarden. There is gated side access to the rear garden. The rear garden has been landscaped to an exceptional standard and comprises a large porcelain tiled patio with sleeper steps leading down to a lawn area edged with decorative Cotswold stone borders and fencing to the boundary. There is a SUMMERHOUSE with French doors and attached storage to the side.

## TENURE

FREEHOLD

## SERVICES

We are informed by the Vendors that all main services are installed.

## COUNCIL TAX

BAND F – South Staffordshire DC

## POSSESSION

Vacant possession will be given on completion.

## VIEWING

Please contact the Wombourne office.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers Around  
£480,000

EPC: D

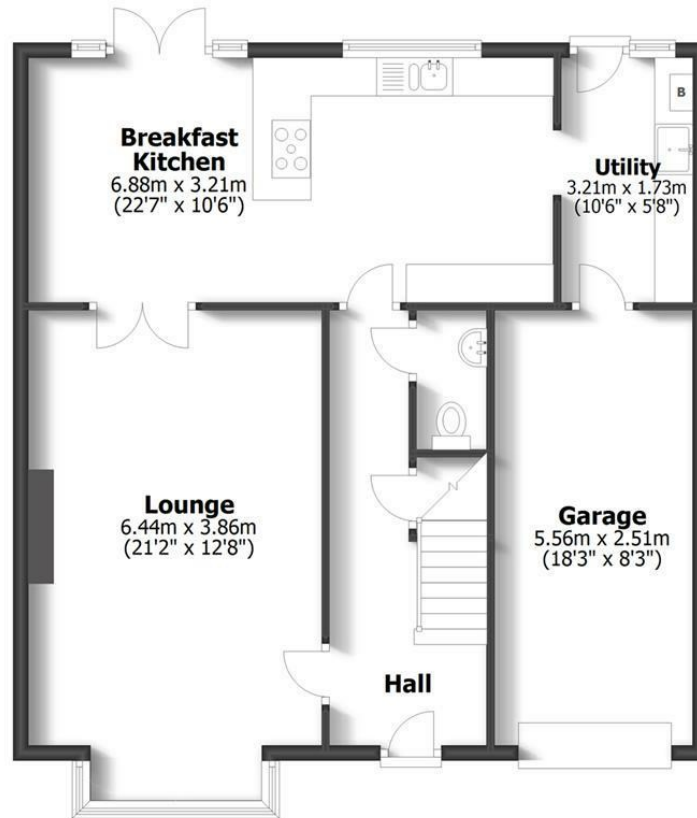
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



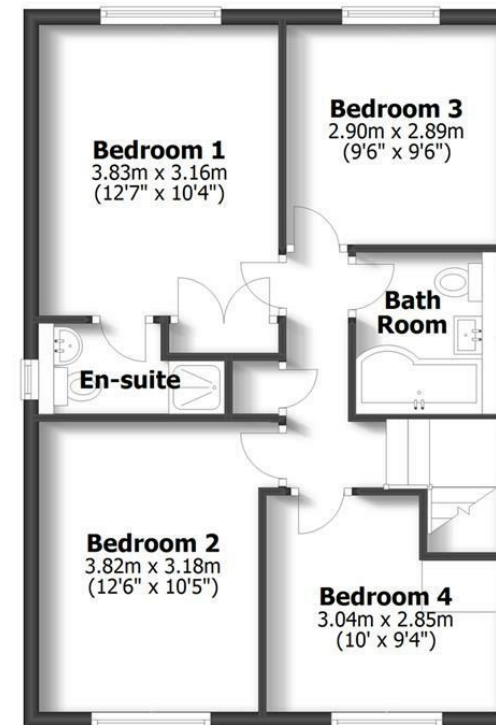
**39 PENLEIGH GARDENS  
WOMBOURNE**

HOUSE: 119.5sq.m. 1286sq.ft.  
 GARAGE: 13.8sq.m. 148sq.ft.  
**TOTAL: 133.3sq.m. 1434sq.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**



