

11 Penleigh Gardens, Wombourne, Wolverhampton, WV5 8EJ

BERRIMAN EATON



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This is a detached family home presented to an excellent standard and benefitting from a private position at the end of the spur driveway, which boasts generous off road parking and enclosed landscaped rear garden. The internal accommodation briefly comprises entrance hall, living room, playroom (formerly the garage), fitted dining kitchen, utility, cloakroom/wc and conservatory to the ground floor. To the first floor there are four bedrooms, en-suite and dressing room to the principal and family bathroom. The property benefits from central heating and double glazing.

EPC : C
WOMBOURNE OFFICE

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

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ACCOMMODATION

The ENTRANCE HALL has a UPVC double glazed door with inset stained and leaded glass inserts with matching side panel, double glazed opaque window to the front elevation, radiator, staircase rising to the first floor landing and door into the LIVING ROOM, this has a double glazed window to the front elevation, fireplace with wooden sleeper and provision for an electric fire, radiator and door into the KITCHEN/DINING ROOM. This is fitted with a range of high quality wall and base units with complementary work surfaces with one and a half sink and drainer with mixer tap. There is an integrated Bosch oven with ceramic hob and fitted extractor, space for dishwasher, fridge and freezer, double glazed window to the rear elevation and double glazed French doors onto the conservatory, tiled floor, part tiled splashback, radiator and door into the UTILITY. This has a complementary range of wall and base units, fitted work surface with inset circular sink and drainer with mixer tap, space and plumbing for washing machine and tumble drainer, wall mounted central heating boiler, double glazed window to the rear elevation and double glazed door to the rear garden. There is a CLOAKROOM with low level WC, vanity wash hand basin with mixer tap, double glazed opaque window to the side elevation and tiled floor. There is a door into the PLAYROOM which has double glazed leaded window to the front elevation and elevation. The CONSERVATORY is brick and double glazed construction with a glass roof and double glazed French doors onto the rear garden.

The staircase rises to the FIRST FOOR LANDING which has wooden balustrades, loft access, airing cupboard with inset shelving. The BATHROOM is fitted with a white suite which comprises a bath, separate curved shower cubicle, low level WC, pedestal wash hand basin with mixer tap, double glazed opaque window to the side elevation, part tiling to the walls and tiled floor. The PRINCIPAL BEDROOM has two double glazed leaded windows to the front elevation, radiator and door into the EN-SUITE, which has a shower cubicle with multi headed shower, low level WC, wash hand basin with mixer tap, double glazed opaque window to the front elevation, spotlights, heated ladder towel rail and access into the DRESSING ROOM which has spotlights. DOUBE BEDROOM 2 has a double glazed leaded window to the rear elevation, loft access and radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation and radiator. BEDROOM 4 has a double glazed leaded window to the rear elevation and radiator.

OUTSIDE

The property is approached at the end of the spur drive and has a tarmac DRIVEWAY providing off road parking for multiple vehicles, gravel borders, lawn and fence to the boundary. There is a side gated access to the REAR GARDEN which has a paved patio area, gated to the astro turf lawn which has a fenced boundary.

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 / Superfast / Ultrafast are available
Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low.

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
£435,000

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.

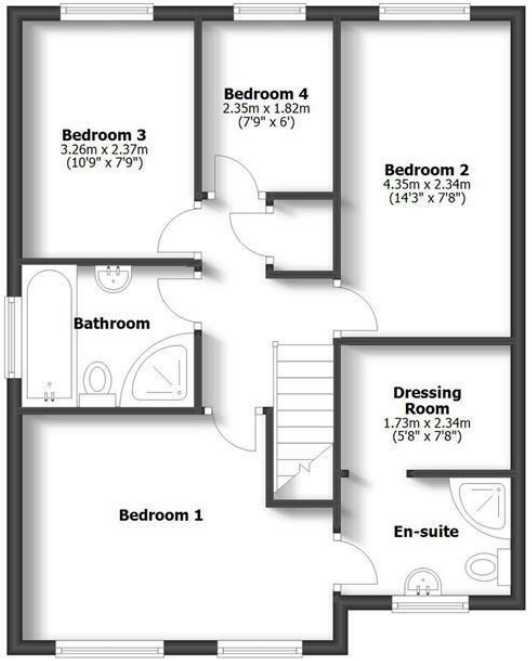





11 Penleigh Gardens
Wombourne



Ground Floor



First Floor

TOTAL: 131.1sq.m. 1412sq.ft.

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


FAMILY


FAMILY



