



49 Penleigh Gardens, Wombourne, Wolverhampton, WV5 8EJ

BERRIMAN  
EATON

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This is a perfectly presented, detached family home with off road parking, integral garage and an enclosed rear garden with a private aspect overlooking the canal. The internal accommodation briefly comprises entrance hall, downstairs cloakroom/wc, lounge, dining room, extended kitchen/dining room and enclosed lobby giving access to the garage/storeroom to the ground floor. To the first floor there are four generous bedrooms, en-suite to the principal bedroom and family bathroom. The property benefits from central heating, double glazing and no upward chain.

EPC : TO FOLLOW  
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 with Wombourne High School and Westfield Community Primary School are within walking distance.

## DESCRIPTION

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## ACCOMMODATION

The ENTRANCE HALL is accessed through a composite door, there is a staircase rising to the first floor landing, radiator, and tiled floor. The CLOAKROOM has a low level WC, vanity wash hand basin with mixer tap, double glazed opaque window to the front elevation and radiator. The LOUNGE has a double glazed window to the front elevation, radiator, gas fire and surround and access to the DINING AREA/PLAYROOM which has double glazed French doors onto the rear garden and radiator. The KITCHEN has been extended and benefits from a modern range of wall and base units with complementary work surfaces with inset one and a half bowl and drainer with mixer tap. There are a range of integrated appliances including double oven, 5 ring gas hob and fitted extractor, fridge freezer, dish washer, washer dryer, wine cooler and space for a washing machine. There is a double glazed window to the side elevation, vaulted ceiling, double glazed bifold doors onto the rear garden, radiator and door into a side LOBBY with a UPVC double glazed door to the garden and access to the partly converted GARAGE. This has strip lighting and an elevating door.

The staircase rises to the FIRST FLOOR LANDING which has loft access and an airing cupboard which houses the wall mounted central heating boiler. The BATHROOM is fitted with a stylish white suite which comprises a roll edge bath with shower attachment, vanity wash hand basin and mixer tap, low level WC, double glazed opaque window to the side elevation, heated towel rail and tiling to the walls and floor. The PRINCIPAL BEDROOM has a double glazed window to the rear elevation, radiator, fitted wardrobes and door into the EN-SUITE which has a walk in shower cubicle, vanity wash hand basin, low level WC, heated ladder towel rail, double glazed opaque window to the side elevation, tiling to the walls and floor. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 4 has a recess over the stairs, double glazed window to the front elevation and radiator.

## OUTSIDE

To the front of the property there is a gravelled foregarden, tarmac DRIVEWAY providing off road parking for several vehicles and gives access to the garage. The REAR GARDEN has a full width paved patio area, lawn and a fence to the boundary with a lovely private aspect overlooking the nature walk by the canal.

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 date 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

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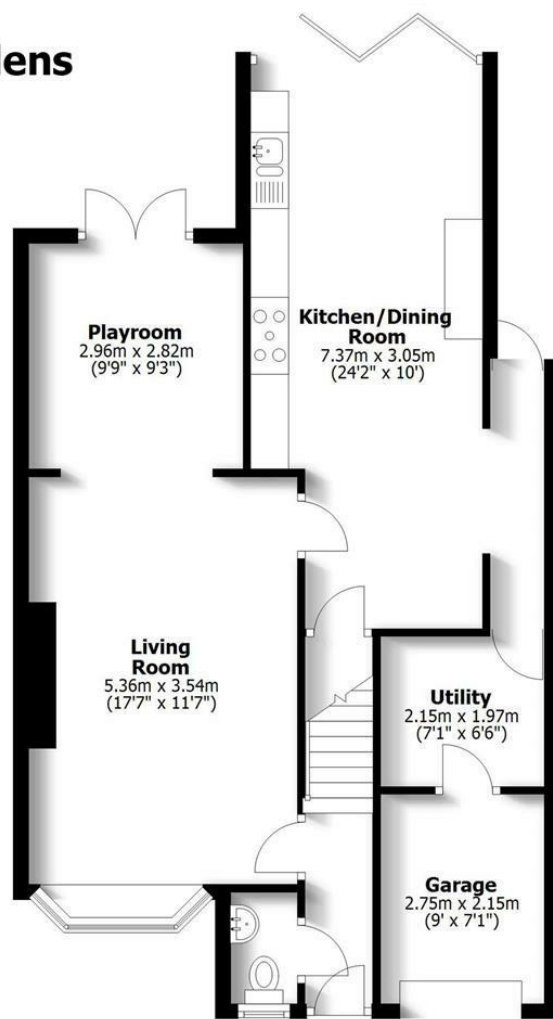
Offers In The Region Of  
£485,000

EPC:

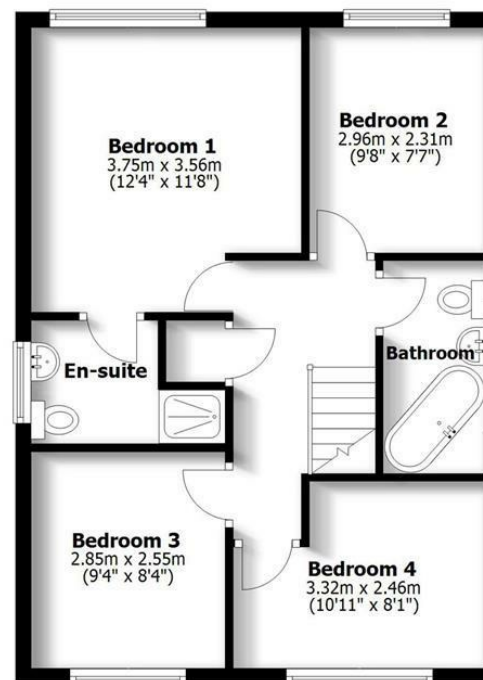
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



## 49 Penleigh Gardens Wombourne



Ground Floor



First Floor

HOUSE: 113.3sq.m. 1220sq.ft.  
GARAGE: 5.9sq.m. 64sq.ft.  
**TOTAL: 119.2sq.m. 1284sq.ft.**

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

