



15 Penleigh Gardens, Wombourne, South Staffordshire, WV5 8EJ

BERRIMAN  
EATON

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This is an executive detached family home which occupies a corner position with a double garage, off road parking and enclosed rear garden. The internal accommodation briefly comprises entrance hall, living room, conservatory, dining room, kitchen, cloakroom/WC and utility room to the ground floor. To the first floor there is a principal bedroom with en-suite, three further bedrooms and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

EPC : D  
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 wooden door, double glazed opaque window adjacent, staircase with wooden balustrades rising to the first floor landing and access to the CLOAKROOM which has a low level WC, pedestal wash hand basin and radiator. The LIVING ROOM has a double glazed window to the front elevation, double glazed patio doors to the rear, coal effect gas fire with Adam style fireplace and radiator. The CONSERVATORY is brick and double glazed construction with a tilt and slide door to the garden and polycarbonate roof. The DINING ROOM has a double glazed window to the front elevation and radiator. The KITCHEN is fitted with a range of wall and base units with complimentary work surfaces, inset one and a half sink and drainer, integrated double oven, 4 ring gas hob and extractor. There is space and plumbing for dishwasher and fridge. There is tiling to the floor, double glazed window to the rear elevation and door into the UTILITY ROOM. This has a fitted worksurface with inset single drainer sink unit, plumbing and space for a washing machine and a further appliance, tiled floor, part tiling to the walls, double glazed door and window to the rear garden.

The staircase rises to the FIRST FLOOR LANDING which has wooden balustrades, loft access, airing cupboard housing the hot water cylinder and a storage cupboard. The BATHROOM benefits from a coloured suite which comprises a corner bath, pedestal wash hand basin, low level WC, double glazed opaque window to the rear elevation, tiled wall and radiator. The PRINCIPAL BEDROOM has a double glazed window to the front elevation, fitted wardrobes, radiator and door into the EN-SUITE SHOWER ROOM which has a walk in shower cubicle, low level WC, pedestal wash hand basin, heated ladder towel rail, double glazed opaque window to the front elevation, tiling to the floor and part tiling to the walls. DOUBLE BEDROOM 2 has double glazed window to the rear elevation, radiator and fitted wardrobes. DOUBLE BEDROOM 3 has a double glazed window to the front elevation, radiator and fitted wardrobe. BEDROOM 4 is being used as a dressing room and has a range of bedroom furniture including fitted wardrobes, dressing table, drawers, double glazed window to the rear elevation and radiator.

## OUTSIDE

To the front of the property there is a tarmac driveway affording OFF ROAD PARKING for several vehicles, has a lawned foregarden with planted border and a path to the front door. The DOUBLE GARAGE has an elevating door and a wooden door into the REAR GARDEN. This has a patio area, gated access to the front and a lawn area, pond and established hedged and fenced boundary. There is a large shed to the rear of the garage.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

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

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

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

Offers In The Region Of  
£465,000

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.



## 15 Penleigh Gardens Wombourne

HOUSE: 121.1sq.m. 1304sq.ft.

GARAGE: 25.5sq.m. 275sq.ft.

**TOTAL: 146.6sq.m. 1579sq.ft.**

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



