



41 Penleigh Gardens, Wombourne, Wolverhampton, WV5 8EJ

BERRIMAN  
EATON

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This delightfully presented detached family home has the benefit of ample off road parking, garage and well established, enclosed rear garden with a private aspect. The internal accommodation briefly comprises entrance hall, downstairs cloakroom/wc, well proportioned living room, separate dining room overlooking the rear garden and generous breakfast kitchen with integrated appliances to the ground floor. To the first floor there are four good sized bedrooms, modern en-suite to the principal bedroom and a family bathroom. The property benefits from central heating and double glazing.

EPC : C  
WOMBOURNE OFFICE

## LOCATION

Penleigh Gardens is a small cul-de-sac development of David Payne Homes and is close to the amenities afforded within Wombourne village which include a Sainsburys supermarket, eateries, florist and greengrocers, dentists and doctors surgeries and a local vet. Public transport can be found in Wombourne village affording convenient travelling to the more extensive facilities of Wolverhampton City Centre, Dudley and Stourbridge. Furthermore the area is well served by both independent and maintained schooling. Wombourne High School and Westfield Community Primary School are within walking distance with several other primary schools located close by.

## DESCRIPTION

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## ACCOMMODATION

The ENTRANCE HALL is accessed through a composite door with opaque double glazed leaded inserts, staircase rising to the first floor landing, radiator and door into the CLOAKROOM which has a low level WC, vanity wash hand basin with mixer tap and tiled splashback, double glazed opaque window to the front elevation and radiator. The LIVING ROOM has a double glazed window to the front elevation, gas log burner recessed into the fireplace, radiator, fitted shelving and double doors into the DINING ROOM. This has double glazed French doors onto the rear garden and radiator. The KITCHEN/BREAKFAST ROOM is fitted with a range of wall and base units with Butchers Block worksurfaces, inset one and a half sink and drainer with mixer tap, Bosch double oven, Bosch induction hob, fitted extractor, integrated appliances including dishwasher, fridge and freezer. There is a large understairs storage pantry, double glazed windows to rear, spotlights and door into the garage. The GARAGE has an elevating door, plumbing for a washing machine and space for a tumble dryer, strip lighting and wooden door with opaque insert into the rear garden.

The staircase rises to the FIRST FLOOR LANDING which has a loft access, wooden balustrades and airing cupboard with hot water tank and shelving. The PRINCIPAL BEDROOM has a double glazed window to the rear elevation, radiator and a range of fitted bedroom furniture including wardrobes with over head storage, bedside tables and drawers. The EN-SUITE has a walk in shower cubicle, vanity wash hand basin with mixer tap incorporating the low level WC, heated ladder towel rail, spotlights, double glazed opaque window to the side elevation, tiling to the walls and floor and spotlights. The FAMILY BATHROOM is fitted with a suite which comprises a corner bath, vanity wash hand basin and mixer tap incorporating the low level WC, heated ladder towel rail, double glazed opaque window to the side elevation and spotlights. 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, fitted wardrobe and radiator. BEDROOM 4 has a double glazed window to the front elevation, recessed over the stairs, fitted shelving and desk and radiator.

## OUTSIDE

To the front of the property there is a block paved driveway suitable for parking several vehicles off road and providing access to the garage. The REAR GARDEN has a full width paved patio area with a decoratively paved seating area enclosed by an array of well established and planted borders with a path winding its way to the end, enclosed by a fencing with a private aspect to the rear towards the canal.

TENURE WE UNDERSTAND THAT THE PROPERTY IS FREEHOLD.

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

COUNCIL TAX BAND E – 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

**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

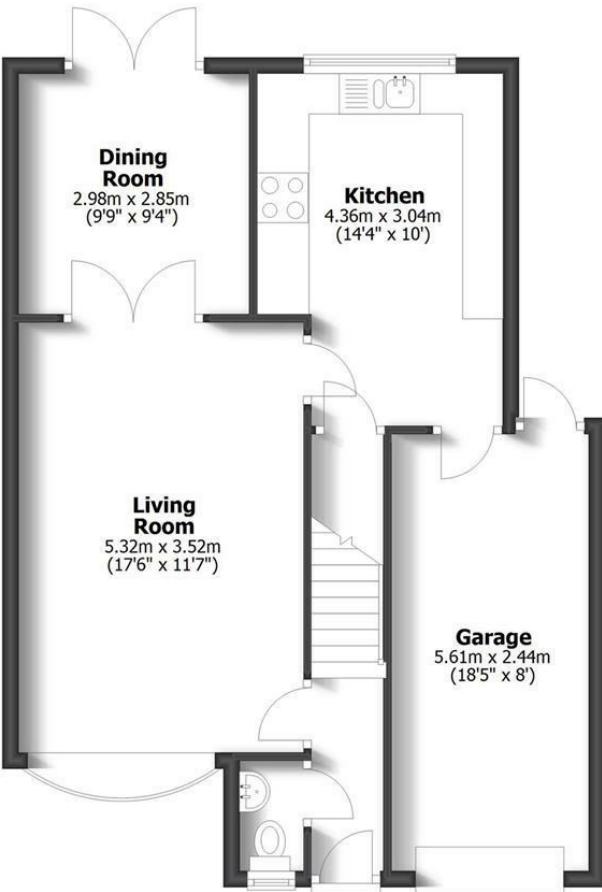
Offers In The Region Of  
£425,000

EPC: C

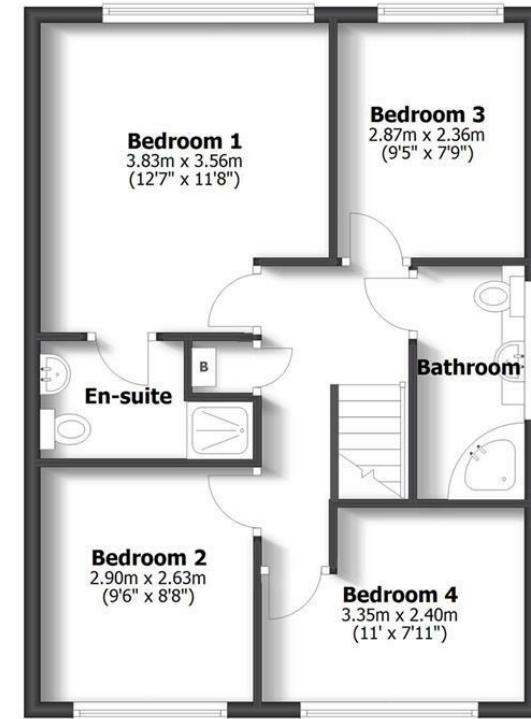
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



**41 Penleigh Gardens**  
Wom Bourne



**Ground Floor**



**First Floor**

HOUSE: 96.6sq.m. 1051sq.ft.

GARAGE: 13.7sq.m. 148sq.ft.

**TOTAL: 110.3sq.m. 1199sq.ft.**

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

