



3 Peartree Drive, Wombourne, Wolverhampton, WV5 0NT

BERRIMAN
EATON

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This is an immaculately presented executive detached family home occupying a favoured position within this development overlooking the play area. There is a generous driveway affording off road parking for several vehicles, garage and a landscaped low maintenance rear garden. The internal accommodation briefly comprises entrance hall, cloakroom/wc, lounge, open plan kitchen, dining And family area and separate utility to the ground floor. To the first floor there are four double bedrooms, ensuite and dressing area to the principal, en-suite to the second bedroom and stylish family bathroom. The property benefits from central heating and double glazing.

EPC : B
WOMBOURNE OFFICE

LOCATION

Fletchers Rise is an exclusive development of family homes built by Bovis Homes in 2021, located off Beggars Bush Lane within walking distance of Wombourne Village. Peartree Drive is conveniently located for access to the village within which there is a variety of shops and amenities including dentists, doctors and a library. There are schools within the village catering for all age groups. At the village green itself there is a cricket, bowls and tennis club.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a staircase which rises to the first floor landing with wooden balustrades with storage cupboard beneath, composite door with double glazed opaque panel to the side, Karndean flooring, radiator and door into the GARAGE which has an elevating door. The LOUNGE has a double glazed walk in bay window to the front elevation and radiator. The CLOAKROOM has a low level WC, pedestal wash hand basin with mixer tap, radiator and part tiling to the walls. The KITCHEN is fitted with a range of high quality wall and base units with complementary quartz work surfaces which incorporate a breakfast bar with an inset one and a half sink and drainer with mixer tap. There are a range of integrated appliances including a fridge freezer, dishwasher double Bosch oven, 5 ring gas hob with chimney extractor. The LIVING and DINING AREAS have double glazed bifolding doors onto the rear garden, media wall with decorative panelling, two vertical radiators and a double glazed window overlooking the garden. The UTILITY has a fitted worksurface, with inset single drainer sink unit with mixer tap, integrated washing machine and space for a tumble dryer and a double glazed door onto the side passage.

The staircase rises to the FIRST FLOOR LANDING which has wooden balustrades, airing cupboard which houses the pressurised tank, loft access and radiator. The PRINCIPAL BEDROOM has a double glazed window to the front elevation, radiator, part panelled walls and DRESSING AREA with fitted wardrobes with sliding mirrored doors. The EN-SUITE SHOWER ROOM has a walk in cubicle, low level WC, wash hand basin, double glazed opaque window to the side elevation, chrome heated ladder towel rail and tiling to the walls and floor. DOUBLE BEDROOM 2 has double glazed windows to the front elevation, radiator and fitted wardrobes with mirrored doors. The EN-SUITE has a walk in shower cubicle, low level WC, wash hand basin with mixer tap, chrome heated ladder towel rail, spotlights and tiling to the walls and floor. DOUNBLE BEDROOM 3 has a double glazed window to the rear elevation, fitted wardrobes and radiator. DOUBLE BEDROOM 4 has a double glazed window to the rear elevation, radiator and fitted storage cupboard. The FAMILY BATHROOM is fitted with a stylish white suite which comprises a bath with shower over and screen, low level WC, wash hand basin with mixer tap, double glazed opaque window to the rear elevation, chrome heated ladder towel rail and tiling to the walls and floor.

OUTSIDE

To the front of the property there is a tarmac DRIVEWAY affording off road parking for several vehicles, EV charging point, access to the garage and entrance and side gated access into the REAR GARDEN. This has been expensively landscaped and benefit from a full width paved patio with steps leading to an astro turf lawn with raised planted borders and a fenced boundary.

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 data 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
£650,000

EPC: B

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.



3 Peartree Drive Wombourne

HOUSE: 138.6sq.m. 1491sq.ft.
 GARAGE: 18.5sq.m. 199sq.ft.
TOTAL: 157.1sq.m. 1690sq.ft.

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



