



35 Penleigh Gardens, Wombourne, Wolverhampton, South Staffordshire, WV5 8EJ

BERRIMAN  
EATON



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Penleigh Gardens is a very well presented, detached family home, occupying a private plot along a spur driveway with ample off road parking, garage and a southwest facing garden. The internal accommodation briefly comprises entrance hall, living room, dining kitchen and conservatory. Four bedrooms, en-suite to the principal bedroom and a family bathroom

EPC: D  
(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

Penleigh Gardens is a very well presented, detached family home, occupying a private plot along a spur driveway with ample off road parking, garage and a southwest facing garden. The internal accommodation briefly comprises downstairs cloakroom/wc, living room, dining kitchen with integrated Neff appliances and a conservatory to the ground floor. To the first floor there are four generous bedrooms, en-suite to the principal bedroom and family bathroom. Please note that the bathroom, en-suite and downstairs cloakroom have all been recently completely modernised. The property benefits from central heating and double glazing.

## ACCOMMODATION

A composite entrance door with opaque leaded inserts leading into the ENTRANCE HALLWAY having Karndean flooring, radiator, staircase rising to the first floor landing and door into the downstairs CLOAKROOM having a low level W.C., vanity wash hand basin, heated ladder towel rail and double glazed opaque window to the front elevation. The LOUNGE has marble feature fireplace with inset coal effect gas fire and marble hearth, radiator, coved ceiling, double glazed bay window to the front elevation and access through to the KITCHEN/DINING ROOM. The DINING AREA has coved ceiling and a double glazed patio door into the conservatory. The KITCHEN is fitted with a range of wall and base units with complementary works surfaces, inset 1½ bowl sink unit with mixer tap, built-under oven with induction hob and suspended Neff extractor above. Integrated Neff appliances including dishwasher, fridge and freezer, double glazed window to the rear elevation, tiled floor and splashbacks, coved ceiling, understairs storage cupboard, vertical radiator and double glazed door to the outside. The CONSERVATORY has a glass roof with electronic sky light, double glazed double doors leading to the rear garden, underfloor heating and a ceiling light/fan.

The staircase rises to the first floor LANDING with wooden balustrades, loft access via pull down ladder, Airing Cupboard housing hot water cylinder and pressure tank for power showers. The recently refitted BATHROOM has a contemporary white suite and comprises panelled bath with multi headed shower over and glazed side screen, vanity wash hand basin incorporating the W.C., heated ladder towel rail, ceiling spotlights, part tiled walls and double glazed opaque window to the side elevation. The PRINCIPAL BEDROOM has a range of fitted wardrobes incorporating a dressing table, radiator, coved ceiling, double glazed window to the rear elevation and a door into the recently re-fitted EN-SUITE SHOWER ROOM with walk-in shower cubicle with multi-headed shower, vanity wash hand basin incorporating low level W.C., heated ladder towel rail, part tiled walls, spotlights and double glazed opaque window to the side elevation. BEDROOM TWO has a radiator, coved ceiling and double glazed window to the front elevation. BEDROOM THREE has a radiator, coved ceiling and double glazed window to the rear elevation. BEDROOM FOUR has a radiator, coved ceiling, recess over stairs and double glazed window to the front elevation.

## OUTSIDE

The property is accessed via a spur driveway providing off road parking for several vehicles, flanked by lawned foregarden and giving access to the garage. The GARAGE has an elevating door, plumbing for the washing machine and a wooden door giving access to the rear garden. The rear garden has a full width patio, lawn area with planted borders and an enclosed fence.

## TENURE

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

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

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

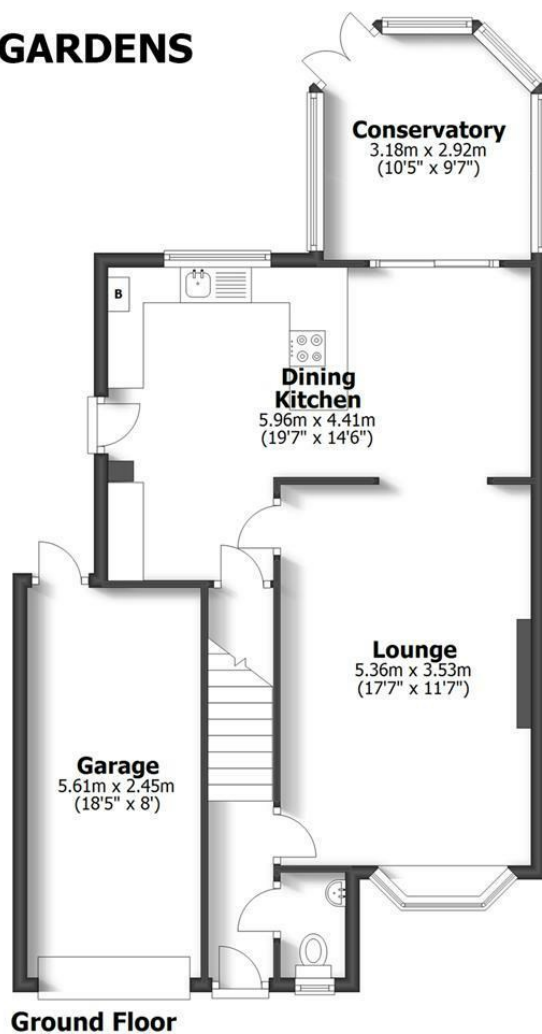
Offers In The Region Of  
£425,000

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.



## 35 PENLEIGH GARDENS WOMBOURNE



HOUSE: 107.2sq.m. 1154sq.ft.  
GARAGE: 13.7sq.m. 148sq.ft.  
**TOTAL: 120.9sq.m. 1302sq.ft.**

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

