



Bartlams.

35 Penleigh Gardens, Wombourne - WV5 8EJ
£419,950



35 Penleigh Gardens

Wombourne, Wolverhampton

This attractive four-bedroom detached family home offers spacious and well-balanced accommodation, ideally positioned for nearby schooling and within easy reach of village centre amenities. The property is beautifully presented throughout and includes a private driveway and a level rear garden, making it a fantastic choice for family living.

As you step into the property, you are greeted by an entrance hall with a convenient WC and wash hand basin. The hall leads through to a bright living room with a gas fireplace and a bow window providing plenty of natural light. To the rear is an open plan kitchen diner, which includes a dining area, a breakfast bar seating space, and a well-fitted kitchen with integrated appliances such as an oven, dishwasher, induction hob, and fridge freezer, along with a range of wall and base units. From the dining area, sliding doors open into a conservatory featuring electric underfloor heating and a temperature-controlled window in the roof, creating a comfortable year-round space. Off the kitchen is a useful pantry providing extra storage.



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Upstairs, there are four well-proportioned bedrooms. The principal bedroom, positioned to the rear, has fitted storage, a dressing table, and enjoys a view of the garden. It also benefits from an en suite shower room with an enclosed walk-in shower, WC, and wash hand basin. Bedroom two is to the front, bedroom three to the rear, and bedroom four is currently used as a study but would make an ideal younger person's bedroom or home office. Completing the first floor is a family bathroom with a bath and shower above, WC, and wash hand basin, along with an airing cupboard housing the pressurised water tank. All bathrooms, including the en suite and WC, have been updated within the last three years, adding to the home's modern appeal. The loft also has a pull-down ladder and is partially boarded with insulation and lighting, offering excellent additional storage space.

Externally, the property benefits from a private driveway leading to the garage, which also has secondary access to the garden. The rear garden is level and well-maintained, featuring patio seating areas and a lawn, making it ideal for family life.

We are advised by our client that this property is:
Freehold, Council Tax Band - E, EPC Rating - D.









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Approximate Gross Internal Area
Ground Floor = 74.5 sq m / 802 sq ft
(Including Garage)
First Floor = 52.6 sq m / 566 sq ft
Total = 127.1 sq m / 1368 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

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