



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

BERRIMAN  
EATON

# 23 Penleigh Gardens, Wombourne, Wolverhampton, South Staffordshire, WV5 8EJ

A detached family house offering well proportioned accommodation standing in a sought after and popular residential address  
(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

23 Penleigh Gardens is a detached family home with off road parking, integral garage and enclosed rear garden. The internal accommodation briefly comprises living room, kitchen dining room with separate utility and downstairs cloakroom/WC to the ground floor. To the first floor there are three bedrooms and a modern family bathroom. The property has been considerably improved upon during the current owners tenure and is presented to a high standard benefitting from central heating and double glazing.

## ACCOMMODATION

A composite door with opaque glazed inserts opens into the ENTRANCE HALLWAY with double glazed opaque window to the front elevation, radiator and staircase rising to the first floor landing. The LIVING ROOM has a double glazed bay window to the front elevation, radiator, fireplace recess with space for an electric log burner-style fire and door into the DINING KITCHEN which is fitted with a range of high-quality wall and base units with granite work surfaces, inset sink and drainer with mixer tap, integrated double oven with induction hob and fitted extractor, space for a large fridge freezer, space for a dishwasher, two double glazed windows to the rear elevation, radiator, tiled floor and tiled splashback. A door leads into the UTILITY ROOM which has matching wall and base units with granite work surfaces, inset sink with stainless steel mixer tap, plumbing and spaces for washing machine and tumble dryer, tiled floor, radiator, double glazed composite door and side window onto the rear garden, door to the garage and door into the CLOAKROOM with low-level wc, vanity wash hand basin with tiled splashback and stainless steel mixer tap, radiator and double glazed opaque window to the side elevation.

The staircase rises to the first floor LANDING with wooden balustrades, double glazed opaque window to the side elevation, loft access and airing cupboard housing the wall-mounted combination central heating boiler. The FAMILY BATHROOM is fitted with a white suite comprising P-shaped bath, glazed screen and multi-head shower over, storage alcoves, large vanity wash hand basin with stainless steel mixer tap, low-level wc, tiled walls, heated ladder towel rail and double glazed opaque window to the side elevation. The PRINCIPAL BEDROOM has two double glazed windows to the front elevation and radiator. BEDROOM 2 has a double glazed leaded window to the rear, radiator and fitted wardrobe with sliding mirrored doors. BEDROOM 3 is currently being used as an office with double glazed window to the rear elevation and radiator.

## OUTSIDE

The property is approached over a large, tarmac driveway affording off-street parking for several vehicles and giving access to the GARAGE which has an electronically operated roller shutter door and door into the utility.

The REAR GARDEN has a full-width paved and gravelled patio, gravelled borders, raised sleeper-edge planted borders, hardstanding for a shed, lawn area and fencing to the boundary.

## TENURE

FREEHOLD

## SERVICES

We are informed by the Vendors that all main services are installed and that the combination boiler was replaced in September 2017 and benefits from 2-years remaining on the Warranty. COUNCIL TAX BAND E - South Staffordshire DC. POSSESSION Vacant possession will be given on completion. VIEWING Please contact the Wombourne office.

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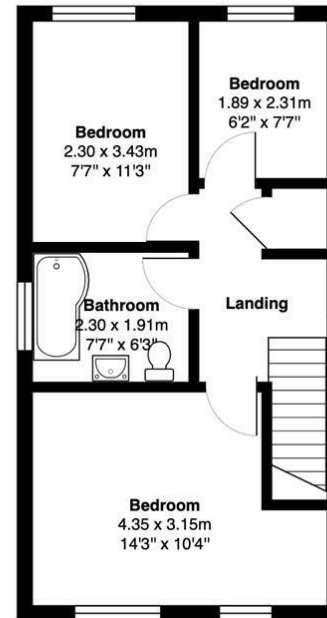
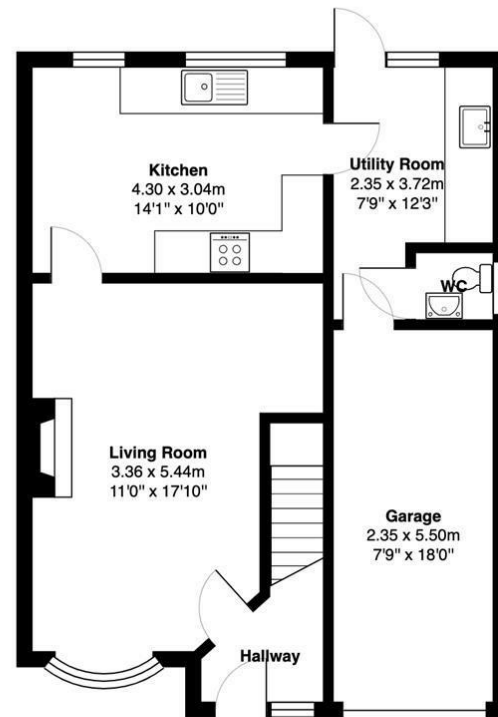
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£370,000

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.



Total Area: 100.0 m<sup>2</sup> ... 1076 ft<sup>2</sup>

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -  
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS  
(PLANS DRAWN BY JOEWPHOTOGRAPHY.CO.UK)

