



19 Penleigh Gardens, Wombourne, Wolverhampton, WV5 8EJ

BERRIMAN
EATON

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Penleigh Gardens is a superb detached family home with off road parking, garage and enclosed rear garden. The internal accommodation briefly comprises living room, dining room, conservatory, breakfast kitchen with separate utility and downstairs cloakroom/WC to the ground floor. To the first floor there are four bedrooms, an en-suite shower room and a modern family shower room. There is a landscaped garden to the rear. The property benefits from central heating and double glazing.

EPC : D
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

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ACCOMMODATION

The ENTRANCE HALLWAY is accessed via a uPVC double glazed door and has a radiator, dado rail, understairs storage and the staircase rising to the first floor landing. The LIVING ROOM has a wall mounted coal effect gas fire, radiator, coved ceiling and a double glazed leaded bay window to the front elevation. Double doors lead into the DINING ROOM which has a radiator, coved ceiling and a double glazed leaded French door with matching side windows leading into the conservatory. The CONSERVATORY is of double glazed construction on a low brick base with double glazed French doors leading to the rear garden. Ceiling fan/light fitting, wall mounted electric heater and laminate flooring. The KITCHEN is fitted with a range of wall and base units with complementary work surface with inset 1½ bowl stainless steel sink unit with mixer tap. Integrated double oven, 5 ring gas hob with extractor hood over and integrated fridge. Tiling to the floor, part tiling to the walls, radiator and a double glazed leaded window to the rear elevation. The UTILITY is fitted with a range of matching wall and base units with complementary work surface with inset single drainer stainless steel sink unit and mixer tap. Space and plumbing for washing machine, dishwasher and tumble dryer. Wall mounted central heating boiler, part tiled walls, tiled floor and a double glazed door leading to the rear garden with matching side window. There is access from the utility into the GARAGE which has an up and over door. The downstairs CLOAKROOM has a low level W.C. and pedestal wash hand basin with tiled splashback. Tiled floor and a heated ladder towel rail.

The staircase rises to the first floor LANDING with double glazed leaded window and an Airing Cupboard. The PRINCIPAL BEDROOM has a range of fitted bedroom furniture including wardrobes, overhead storage and fitted bedside drawer units, a double walk-in storage cupboard, radiator and a double glazed leaded window to the rear elevation. The EN-SUITE has a fitted shower cubicle, vanity wash hand basin and low level W.C. Part tiling to the walls, radiator and a double glazed opaque leaded window to the side elevation. BEDROOM TWO has a double glazed leaded window to the front elevation and a radiator. BEDROOM THREE has a double glazed leaded window to the front elevation and a radiator. BEDROOM FOUR is currently being utilised as an office and has a radiator, over stairs storage and a double glazed leaded window to the rear elevation. The SHOWER ROOM has a walk-in cubicle with waterfall shower head, vanity wash hand basin and low level W.C. Tiling to the floor, spotlights, chrome heated ladder towel rail and a double glazed opaque leaded window to the side elevation.

OUTSIDE

There is a tarmac driveway providing off road parking for several vehicles and gives access to the garage. There is a lawned foregarden and planted borders. The rear garden has a full width paved patio with decorative fencing and a paved pathway leading to a lawn area edged with decorative shale borders. There is a decked area together with an additional patio area and hard standing for a shed. The garden is enclosed by fencing and hedgerow to the boundary.

TENURE FREEHOLD
SERVICES We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND F – South Staffordshire DC
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

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Offers Around
£485,000

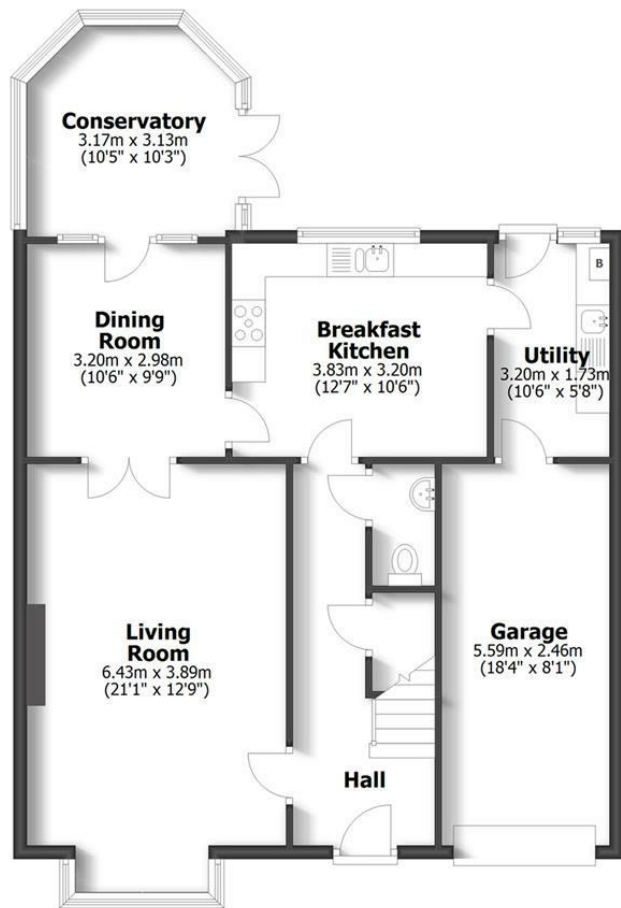
EPC: D

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.

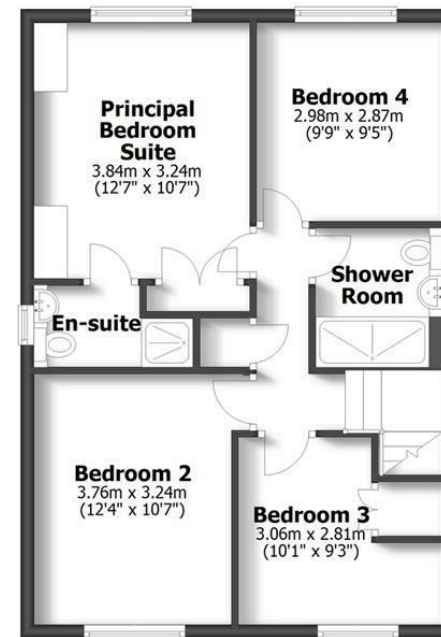


**19 PENLEIGH GARDENS
WOMBOURNE**

HOUSE: 130.1sq.m. 1400sq.ft.
 GARAGE: 13.8sq.m. 148sq.ft.
TOTAL: 143.9sq.m. 1548sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

