



Maleesh, Stourbridge Road, Wombourne, South Staffordshire, WV5 9BN

**BERRIMAN**  
**EATON**



# Maleesh, Stourbridge Road, Wombourne, South Staffordshire, WV5 9BN

Maleesh is a large, four bedroom detached property in a sought-after residential location which would benefit from a scheme of modernisation and which has the benefit of Planning Permission for a single storey rear extension and also comes with the benefit of NO UPWARD CHAIN

EPC : D  
WOMBOURNE OFFICE

## LOCATION

Maleesh is situated within an exclusive area within easy reach of a comprehensive range of local amenities which can be found both along the Penn Road and in the nearby village of Wombourne with its traditional village centre set around a cricket green.

The city centre of Wolverhampton is within a few minutes' drive and Maleesh is also conveniently situated for easy access to the major commercial centres of West Midlands and Birmingham.

The house is well served by schooling of high repute in both sectors.

## DESCRIPTION

Maleesh has well-proportioned accommodation over two storeys and whilst it has been well looked after by the current owners, the property would now benefit from a scheme of modernisation affording buyers the opportunity to make it "their own". The property stands well back from the road being set off a slip road and enjoys lovely, open views to the rear.

## ACCOMMODATION

An open tiled entrance has a double glazed door opening into the PORCH with tiled floor, electric light and a glazed door opening into the HALL with a lattice window into the porch, plaque rail, and useful understairs cloaks and store and doors opening into the main reception rooms. The DINING ROOM has a double glazed and leaded walk in square bay to the front, picture rail and a brick fireplace with open hearth and wiring for wall lights. The LOUNGE has been extended and has a brick fireplace with gas coal effect fire, plaque rail and double glazed patio doors to the rear garden. The KITCHEN has ample space for dining and a range of wall and base units with roll top working surfaces and tiled splash back, a four ring gas hob with filtration unit above, double build in electric oven, stainless steel sink and drainer with filtration tap, integrated fridge, tiled floor throughout, a useful store cupboard with plumbing and a door to the LAUNDRY with base units, stainless steel sink and drainer, space for under counter appliances, a double glazed window to the rear, a wall mounted Worcester Bosch boiler, a large pantry and a GUEST CLOAKROOM with WC, pedestal basin and tiled floor.

Stairs from the hall rise to the split level landing with the PRINCIPAL BEDROOM SUITE having a range of integrated furniture, a lattice window to the front with secondary glazing, coved ceiling and an EN-SUITE with panelled bath with shower attachment, tiled shower cubicle, pedestal basin, WC and double glazed window to the rear. To the left of the split level staircase is a landing with ladder loft access. BEDROOM TWO is also a double room with fitted furniture, a double glazed window and a tiled shower and wall hung wash basin. BEDROOM THREE is a good size double in size with a range of built in wardrobes, a double glazed square bay window with window seat to the front and BEDROOM FOUR has a double glazed leaded window overlooking the front. The HOUSE BATHROOM has a corner bath with handheld shower attachment, tiled shower cubicle, pedestal basin, WC, part tiled walls and a double glazed window to the rear.

## OUTSIDE

Maleesh sits behind wrought iron, electric gates which open onto a DRIVEWAY laid in tarmac providing off street parking for several vehicles. There are mature and screening shrubs to the borders and external lighting. The GARAGE has concrete floor, electric light and power, a radiator and a courtesy door to the side passage.

There is gated side access over a paved path to the REAR GARDEN with a paved entertaining patio to the rear of the property with steps up to a low maintenance landscaped garden with mature shrubs to the borders.

## PLANNING PERMISSION

Planning Permission has been granted by South Staffordshire Council for a "single storey rear extension" to create a further living room off the lounge and kitchen.

Application Number: 23/00991/FULHH  
Date: 11th January 2024

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.

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£490,000

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.



**MALEESH**  
STOURBRIDGE ROAD, WOMBOURNE

HOUSE: 147sq.m. 1583sq.ft.  
GARAGE: 13.1sq.m. 141sq.ft.  
**TOTAL: 160.1sq.m. 1724sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE





