



57 Penleigh Gardens, Wombourne, WOLVERHAMPTON, South Staffordshire, WV5 8EJ

**BERRIMAN**  
**EATON**

# 57 Penleigh Gardens, Wombourne, WOLVERHAMPTON, South Staffordshire, WV5 8EJ

Penleigh Gardens is situated at the head of the cul de sac in a private position occupying a corner plot, having off road parking, detached double garage and an enclosed well maintained rear garden. The property comprises entrance hall, cloakroom/wc, living room, separate dining room and fitted kitchen with integrated appliances to the ground floor. There are four bedroom, en-suite shower room and a family bathroom. The property benefits from double glazing and central heating.

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 with Westfield Primary School and Wombourne High Schools being within walking distance.

## DESCRIPTION

Penleigh Gardens is situated at the head of the left hand side of the cul de sac in a private position occupying a corner plot, having ample off road parking, a detached double garage and an enclosed well maintained rear garden. The property briefly comprises entrance hall, cloakroom/wc, living room, separate dining room and fitted kitchen with integrated appliances to the ground floor. To the first floor there is a principal bedroom with en-suite shower room, three further good sized, well proportioned bedrooms and a family bathroom. The property benefits from double glazing and central heating.

## ACCOMMODATION

The ENTRANCE HALL has a wooden door with stained glass leaded opaque inserts, stairs to the first floor landing with wooden balustrades, understairs storage cupboard with automatic lighting and CLOAKROOM, this has a low level W/C, pedestal wash hand basin double glazed opaque window to the side elevation, radiator and part tiling to the walls. The LIVING ROOM has a double glazed walk in bay window to the front elevation, multi fuel log burner, recessed into the chimney breast with sleeper and hearth, two radiators and double doors into the DINING ROOM. This has a wooden door with double glazed side windows onto the rear garden, radiator and door into the KITCHEN, this is fitted with a range of wall and base units with complementary work surfaces, inset stainless steel circular sink and drainer with mixer tap, integrated double oven, 4 ring gas hob and extractor, plumbing for washing machine and dishwasher, space for a fridge freezer, double glazed window to the rear elevation and wooden door to the garden.

The staircase rises to the FIRST FLOOR LANDING and has decorative dado rail, double glazed opaque window to the side elevation, airing cupboard housing the hot water cylinder and shelving. The BATHROOM is fitted with a white suite which comprises bath, pedestal wash hand basin, low level W/C, double glazed window to the side elevation, part tiling to the walls and radiator. The PRINCIPAL BEDROOM has a double glazed window to the rear elevation, radiator and a range of bedroom furniture including wardrobes, bedside tables, drawers and overhead storage. The EN-SUITE SHOWER ROOM has a shower cubicle, low level W/C, wash hand basin, double glazed opaque window to the side elevation, radiator and part tiling to the walls. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation and radiator. BEDROOM 4 has a double glazed window to the front elevation, radiator and recess over the stairs.

## OUTSIDE

There is a tarmac driveway suitable for parking several vehicles off road and which also gives access to the DOUBLE GARAGE. These have two elevating doors and an opaque window and door to the side. There is a gravel foregarden with paved path to the entrance door and side access to the rear garden. The REAR GARDEN has been well landscaped, has a paved patio, steps up to the lawned area with a path to a further patio and space for a shed. The garden is enclosed with a fence.

TENURE We understand that the property is 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.

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Offers In The Region Of  
£470,000

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.



**57 PENLEIGH GARDENS  
WOMNBOURNE**

HOUSE: 112.3sq.m. 1208sq.ft.  
 GARAGE: 26.1sq.m. 281sq.ft.  
**TOTAL: 138.4sq.m. 1489sq.ft.**

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



