



17 Peartree Drive, Wombourne, Wolverhampton, South Staffordshire, WV5 0NT

BERRIMAN
EATON

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A modern, executive detached family house offering beautifully presented and well-proportioned accommodation over two storeys with five double bedrooms and three bathrooms to the first floor standing in a modern convenient development close to the A449 providing easy access to Wolverhampton, Dudley, Stourbridge and beyond.

WOMBOURNE OFFICE.
EPC: B

LOCATION

Peartree Drive is an exclusive, popular development of family homes built by Bovis Homes in 2021. Located off Beggars Bush Lane, it is within easy walking distance of Wombourne Village. This prime location offers a variety of shops and amenities including doctors' surgery, library and nursery, primary and secondary schools and popular recreational activities centred around the village green, cricket, bowls and tennis clubs and nearby canal and Railway walks.

DESCRIPTION

The property is located within a private cul de sac at the heart of the development. This contemporary 5-bedroom detached family home occupies a generous plot with ample off-road parking, double garage and enclosed rear garden with a high degree of privacy. The internal accommodation features numerous upgrades and briefly comprises lounge, study, open plan kitchen family room with tri-fold doors onto the garden, benefitting from a stylish kitchen with a range of integrated appliances, separate complementary utility and downstairs cloakroom/wc to the ground floor. To the first floor there are five double bedrooms, three with fitted furniture together with enSuites to the two principal bedrooms and family bathroom. The lounge, study, bedrooms 1, 2 and 3, the bathroom and en suites all have contemporary, bespoke fitted window shutters which will be included in the sale.

ACCOMMODATION

An OPEN PORCH with composite door with opaque leaded glazed side panel opens into the ENTRANCE HALLWAY with staircase with wooden bannisters rising to the first floor landing, understairs storage cupboard, radiator, and access to the CLOAKROOM which has low-level wc, wash hand basin with mixer tap, radiator, part-tiled walls and tiled floor. The LOUNGE has a double glazed walk-in bay window to the front elevation and side window with bespoke shutters and radiator. The STUDY has double glazed windows to the front and side elevations and radiator. The OPEN-PLAN FAMILY DINING KITCHEN is fitted with a range of wall and base units with quartz work surfaces, a range of integrated appliances including Bosch double oven with five-ring Bosch gas hob and fitted chimney extractor, fridge and freezer, dishwasher, and large wine cooler, inset 1½ bowl sink and drainer with stainless steel mixer tap, double glazed window to the rear elevation and tri-fold doors onto the garden, central island with storage and breakfast bar area, two radiators and tiled floor leading into the UTILITY which has quartz work surface, inset single drainer sink unit with mixer tap, plumbing for a washing machine, double glazed door to the side passage, radiator and tiled floor.

The staircase rises to the first floor landing with loft access, radiator, wooden balustrades, and airing cupboard housing the hot water tank. The FAMILY BATHROOM is fitted with a white suite comprising bath with shower over and glazed screen, low-level wc, wash hand basin with mixer tap, chrome heated ladder towel rail, tiled floor and walls, and double glazed opaque window to the side elevation with fitted window shutters. The MASTER BEDROOM has fitted wardrobes with sliding mirrored doors, double glazed windows to the front and side elevations with fitted window shutters, radiator and access to the ENSUITE with walk-in shower cubicle with waterfall head, pedestal wash hand basin, low-level wc, double glazed opaque window to the front with fitted window shutters, tiled walls and flooring, spotlights and a large chrome heated ladder towel rail. BEDROOM 2 has a double glazed window to the rear with fitted window shutters, radiator, fitted wardrobes with sliding mirrored doors, and an ENSUITE with shower cubicle, wc, wash hand basin, double glazed opaque window to the side elevation with fitted window shutters, tiled walls and floor. BEDROOM 3 has fitted wardrobes with sliding mirrored doors, double glazed window to the front elevation with fitted window shutters, and radiator. BEDROOMS 4 AND 5 are a similar size with double glazed windows to the rear elevation and radiators.

OUTSIDE

The property is approached over a large driveway affording off-street parking for several vehicles and giving access to the DOUBLE GARAGE with elevating door and pitched roof. There is side access to the REAR GARDEN which has a lawned area, fencing to the boundary, established trees behind ensuring a high degree of privacy.

TENURE

FREEHOLD

SERVICES

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND G - 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
£725,000

EPC: B

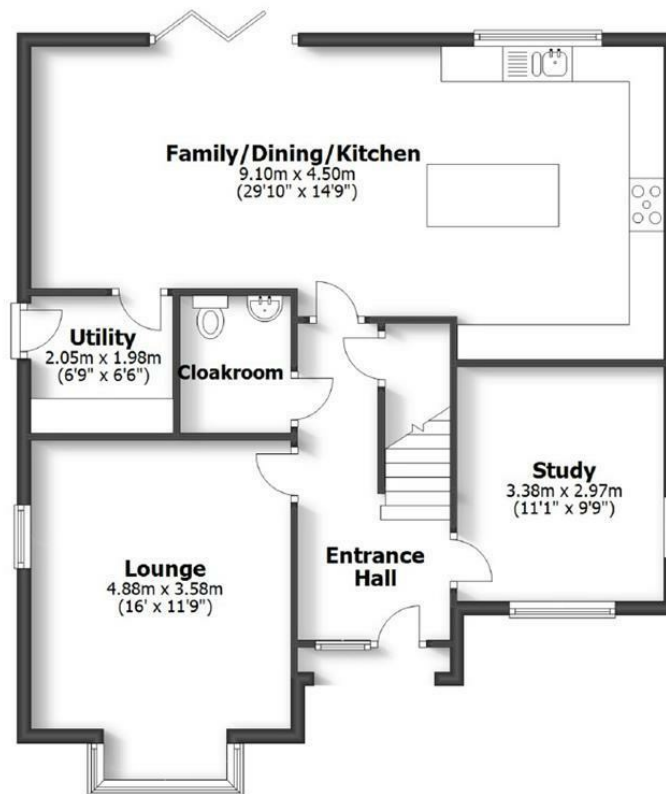
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



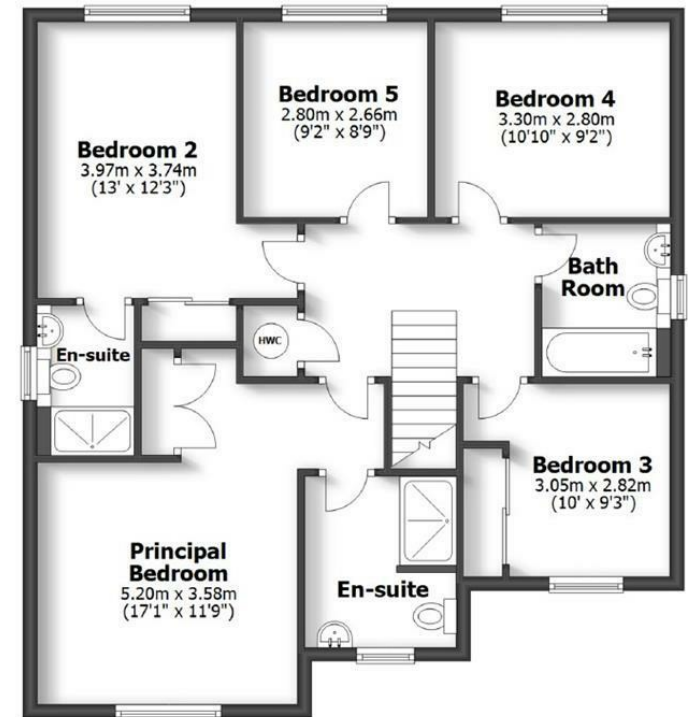
**17 PEARTREE DRIVE
WOMBOURNE**

HOUSE: 163.9sq.m. 1764sq.ft.
 GARAGE: 29.7sq.m. 319sq.ft.
TOTAL: 193.6sq.m. 2083sq.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

