



58 Penleigh Gardens, Wombourne, Wolverhampton, WV5 8EJ

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EPC : C
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

This is an extended detached family home with off road parking, garage and landscaped, low maintenance rear garden. The internal accommodation briefly comprises porch, entrance hall, spacious living room, open plan kitchen and living room with double bi-fold doors, study, separate utility and cloakroom/wc to the ground floor. To the first floor there is a principal bedroom with en-suite shower room, three further bedrooms and a family bathroom. The property benefits from central heating and double glazing.

ACCOMMODATION

The PORCH has UPVC double glazed door and full length side windows, tiled floor, spotlights and a composite door gives access into the ENTRANCE HALL, this has staircase with metal balustrades rising to the first floor landing, radiator and storage beneath the stairs. The CLOAKROOM has a wash hand basin with mixer tap and incorporating the low level WC, heated towel rail and tiled floor. The LIVING ROOM has double glazed leaded bay window to the front elevation, fire surround, and wiring for wall lights. The KITCHEN area is fitted with a range of wall and base units with complementary work surfaces with inset one and a half sink and drainer with mixer tap, induction hob, integrated double oven and dishwasher. There is space for appliances including a wine cooler and American style fridge and freezer. There are spotlights, a radiator and tiled floor which carries through into the dining and sitting areas. The SITTING AREA has double glazed French doors onto the rear garden, vertical radiator and a fitted media wall with shelving. The DINING AREA has two sets of bi-folding double glazed doors, a double glazed lantern ceiling, fitted storage cupboard and media wall, vertical radiator and door into the STUDY. This has a double glazed window to the rear elevation, radiator, tiled floor and door into the UTILITY which has a fitted worksurface, stainless steel single drainer sink unit and mixer tap, plumbing and space for a washing machine and tumble dryer and a door leading into the GARAGE, which has an electronic roller shutter door.

The staircase rises to the FIRST FLOOR LANDING where there is a double glazed window to the side elevation and airing cupboard which houses the Worcester Bosch central heating boiler. The PRINCIPAL BEDROOM has a double glazed leaded window to the front elevation fitted wardrobes with complementary drawers, radiator and door into the EN-SUITE SHOWER ROOM, this has a fitted shower cubicle with multi headed shower, vanity wash hand basin with mixer tap, low level WC, heated ladder towel rail, tiling to the floor and walls and double glazed window to the side elevation. DOUBLE BEDROOMS 2 & 3 have double glazed windows to the rear elevation and radiators. BEDROOM 4 has a double glazed leaded window to the front elevation, recess over the stairs and radiator. The FAMILY BATHROOM is fitted with a white suite which comprises bath with shower over and screen, low level WC, pedestal wash hand basin and mixer tap, heated ladder towel rail, part tiling to the walls and a double glazed opaque window to the side elevation.

OUTSIDE

To the front of the property there is a tarmac driveway suitable for parking several vehicles off road with a lawned fore garden and gravelled planting border. The REAR GARDEN has a full width patio, astro turf lawn, raised planted borders and enclosed fencing.

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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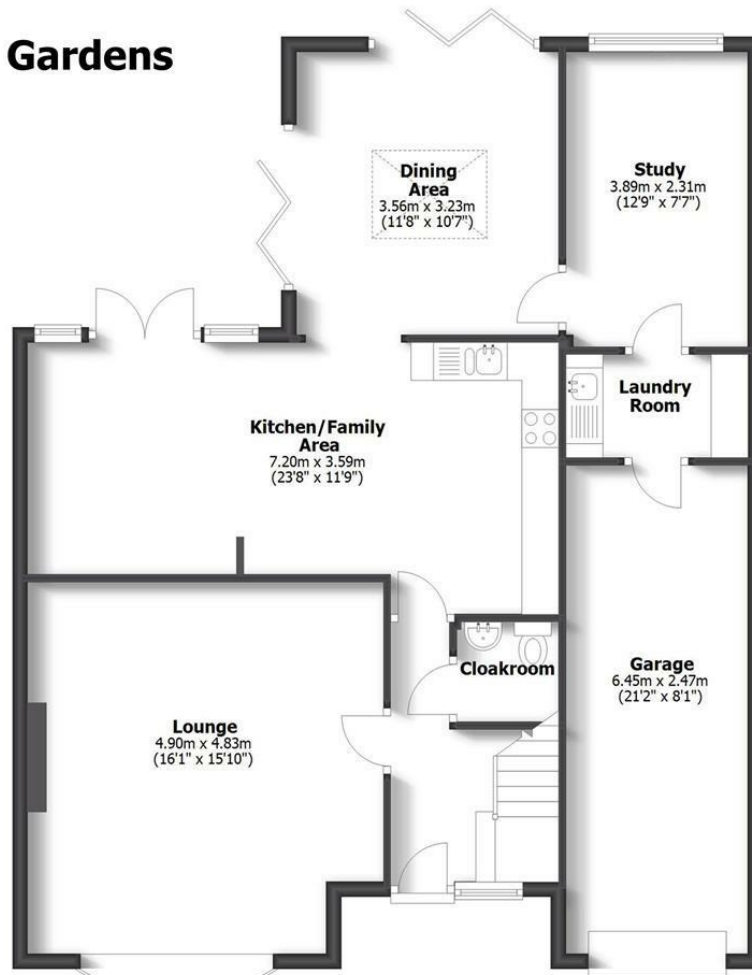
Offers In The Region Of
£485,000

EPC: C

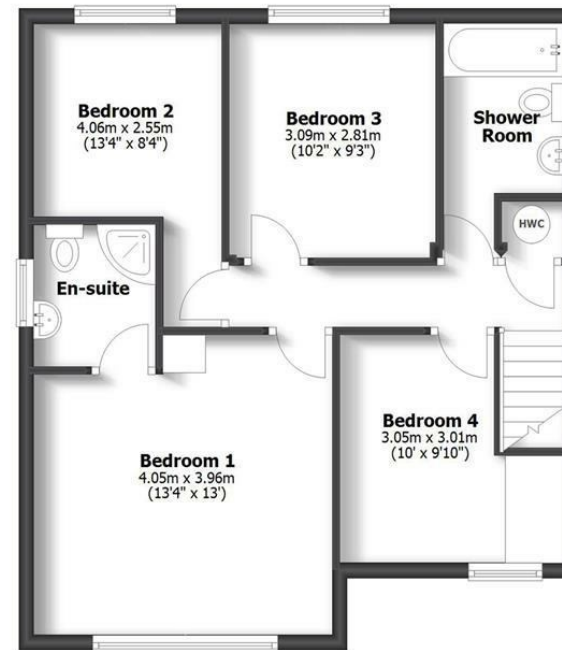
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



58 Penleigh Gardens
Wombourne



Ground Floor



First Floor

HOUSE: 152.4sq.m. 1640sq.ft.
GARAGE: 15.9sq.m. 171sq.ft.
TOTAL: 168.3sq.m. 1811sq.ft.

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

