



Bartlams

71 Penleigh Gardens, Wombourne, WV5 8EJ

£ 440,000

****IDEAL FAMILY HOME**** Wonderfully positioned modern style four bedroom detached home by David Payne Homes occupying a fringe of development position convenient for the excellent village facilities and within walking distance of schools of all grades. The ground floor layout features a welcoming hall benefitting a convenient WC with wash hand basin. The lounge seamlessly connects to the dining room, creating an open and airy feel to the space, ideal for entertaining friends and family. Large windows in the dining room overlook the garden, inviting natural light into the living space. The fitted kitchen provides a vast amount of wall and base units along with built-in storage, electric hobs and a one and a half sink with drainer. Additionally, a garage, accessible from both the side of the garden and the front of the property, offers handy storage space, measuring just under 19 feet in length. The first floor comprises four generously sized bedrooms, the second and third bedrooms are situated at the front of the floor, offering visuals of the front elevation. The principal bedroom, located at the rear, provides a pleasant outlook onto the garden and features an en-suite with a walk-in shower, WC, and wash hand basin for extra convenience. Adjacent to the principal bedroom is the fourth bedroom, also enjoying a rear-facing position. Completing the floor plan is the family bathroom, equipped with a bath featuring a shower screen, WC, and wash hand basin, catering to the household's daily needs. The exterior of the property features a private driveway, creating parking for multiple vehicles which then leads to the front door and garage entrance, accompanied by a well-maintained front garden. In the rear, presenting an easily manageable garden, complete with a patio area ideal for outdoor gatherings and relaxation. Accessibility is optimized with entry points from the garage, kitchen, and dining room, enhancing the flow between indoor and outdoor living spaces. A viewing is highly recommended to truly appreciate this home! Call our local team now! We are advised by our client that this property is; Freehold, Council Tax Band - E, EPC - tbc

- SUPERB FAMILY HOME.
- FOUR BEDROOM DETACHED.
 - OFF ROAD PARKING.
- JUST SHY OF 19FT IN LENGTH GARAGE.
- SOUGHT AFTER RESIDENTIAL ADDRESS.
- IDEAL POSITION FOR LOCAL SCHOOLING.
 - VILLAGE AMENITIES NEARBY.
- FREEHOLD. COUNCIL TAX BAND - E. EPC - TBC.



Freehold
COUNCIL TAX BAND - E
EPC RATING -

NOTICE: These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

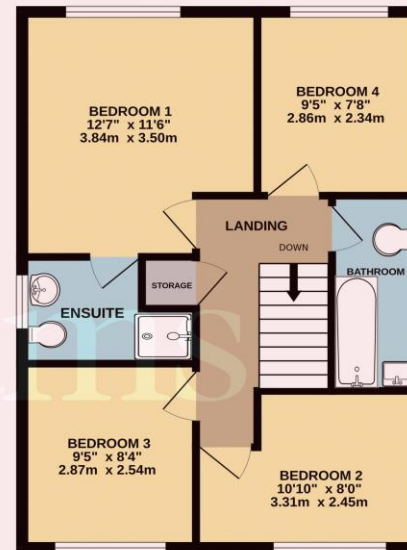
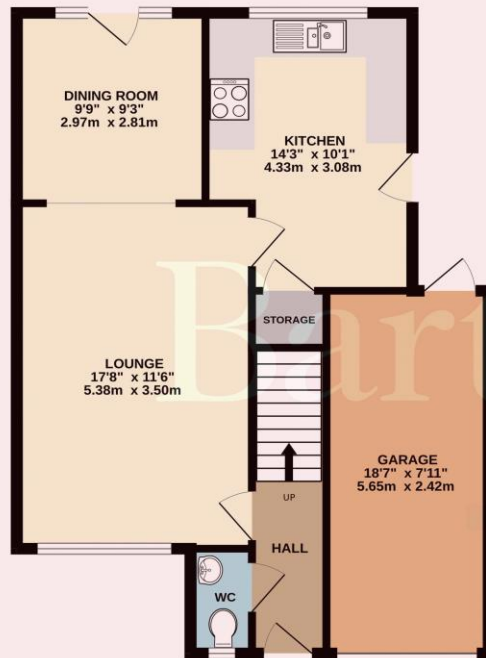
DISCLOSURE: As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

Bartlams



GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.

1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 1187 sq.ft. (110.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

PLEASE SIGN BELOW TO AGREE THAT THE DETAILS
ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED:

DATE:

House on the Green High Street Wombourne Wolverhampton Staffordshire WV5 9DP

01902 894141

wombournesales@bartlams.co.uk

www.bartlams.co.uk



