



Connells

Edwin Close
Penkridge Stafford



Property Description

Boasting flexible family living throughout, featuring TWO RECEPTION ROOMS, FOUR BEDROOMS with bedroom 1 having its own DRESSING ROOM AND ENSUITE, this is not one to be missed!

To the Ground Floor a porch leading into the entrance hallway offering access to the lounge; benefiting from having a fabulous bay window allowing for a bounty of natural light to flood into the room. The kitchen comes fully fitted with modern units, integrated appliances, French doors providing access to the rear, space for a dining table and access to the utility room complete with fitted wall and base units, plumbing and space for appliances.

To the First Floor having FOUR BEDROOMS; DRESSING ROOM AND ENSUITE TO BEDROOM 1, and a FAMILY BATHROOM

Externally benefiting from having a driveway providing off street parking for numerous vehicles and access into the garage. To the rear having a low maintenance garden with composite decking and astro turfed lawn with decorative borders surrounding.

The property is perfectly situated in the desirable village location of Penkridge within walking distance of amenities and many small local businesses. Commuter benefits include easy access to the M6, Stafford, Cannock, Wolverhampton and Telford via the A5 Road and M54 roads.

Ground Floor

Entrance Porch

Having a sliding patio door and double glazed door into the entrance hallway

Entrance Hallway

Having laminate flooring, a radiator, stairs to the first floor and door to the lounge

Lounge

17' 2" x 12' (5.23m x 3.66m)

Having laminate flooring, a radiator, double glazed bay window to the front aspect, ceiling spotlights and door into the kitchen/diner

Kitchen/Diner

15' 1" x 10' 7" (4.60m x 3.23m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a one and half bowl sink/drainer, gas hob, electric oven, integral fridge and dishwasher, ceiling light point, space for a dining table, double glazed window to the rear aspect and patio doors to the rear aspect leading to the rear garden

Utility

8' 1" x 7' 5" (2.46m x 2.26m)

Having a double glazed window and door to

the side aspect, wall and drawer units with laminate work surfaces over and having a sink, space for appliances, plumbing for washing machine, tiled splashback, laminate flooring and radiator

WC

Having a double glazed window to the rear aspect, tiled flooring, part tiled walls, a WC and a sink

First Floor

Landing

Having carpeted flooring, access to the loft and doors to bedrooms and bathroom

Bedroom 1

9' 5" x 7' 10" (2.87m x 2.39m)

Dressing Room

9' 9" x 6' 6" (2.97m x 1.98m)

Having a door from the landing and open plan aspect into bedroom1, laminate flooring, a double glazed window to the front aspect, wardrobe space and ceiling light point

En-Suite

Having a shower cubicle, pannelled tiled walls, ceiling spotlights, WC and wash hand basin

Bedroom 2

13' 4" x 8' 5" (4.06m x 2.57m)

Having a double glazed window to the front aspect, laminate flooring, radiator and ceiling light point

Bedroom 3

10' 10" x 8' 4" (3.30m x 2.54m)

Having a double glazed window to the rear aspect, laminate flooring, radiator and ceiling light point

Bedroom 4

11' 1" x 7' 11" (3.38m x 2.41m)

Having a double glazed window to the rear aspect, laminate flooring, radiator and ceiling light point

Bathroom

Having a bath with shower over, WC, wash hand basin, tiled flooring, tiled walls, ceiling spotlights, towel radiator and double glazed window to the rear aspect

Outside

Front

Having a driveway providing off road parking for multiple vehicles, access to the garage and a side gate leading to the rear garden

Rear

Having composite decking, decorative planters and astro turfed lawn

Garage

18' 9" x 8' 2" (5.71m x 2.49m)

Having an up and over door

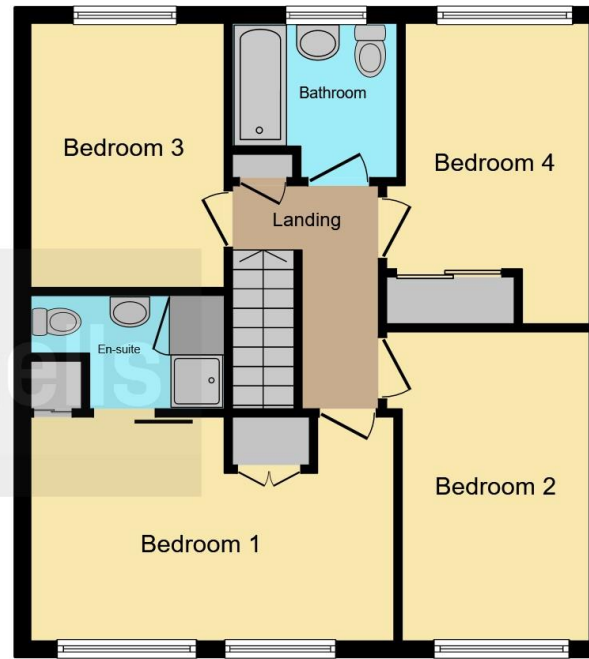








Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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