

Shakespeare Drive

Penkridge, Stafford, ST19 5QZ

John
German





Shakespeare Drive

Penkridge, Stafford, ST19 5QZ

Offers In Region Of £399,950

A beautifully presented and attractive modern detached house which has the benefit of five spacious bedrooms, the principal being en suite. On the ground floor there is a superb dining kitchen.



John German 

The reception hall has stairs rising to the first-floor landing with a useful understairs cupboard beneath. A door to the right opens into the delightful lounge which has a front facing window enjoying views over the very pleasant front garden.

To the rear of the property is the superb dining kitchen which has an extensive range of modern units with contrasting work surfaces and a recessed 1.5 sink and drainer, a stainless-steel gas hob, extractor canopy and oven, plus tiled splashbacks. There is space and provision for a fridge freezer (the fridge freezer is not included within the sale). The attractive flooring extends into the lovely dining area, which in turn has French style double doors opening to the sun terrace and garden. The separate utility room has a further fitted cupboard with work surface, wall mounted boiler and space and provision for a washing machine. The cloakroom has a pedestal wash basin and WC.

The first-floor landing leads to five generous sized bedrooms. The principal bedroom is en suite, having a double width shower, excellent wall tiling, wash basin, WC and hard flooring. The superbly appointed family bathroom has a bath, WC, wash basin, tiled splashbacks and hard flooring.

This attractive house sits back from the road beyond a very pleasant front garden which has railing fencing and a mature hedge to the front boundary. A double width drive gives access to the garage. A gate to the side leads to the rear of the property, where there is a splendid, paved sun terrace which provides a lovely outdoor dining area, lawned garden with attractive beds, and a useful storage area to the other side of the property.

Penkridge has a wide range of amenities including schools for all ages, welcoming dining pubs and a railway station which provides excellent services. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

Agents notes: There is a communal charge which in 2025 was £144 payable to LSH Residential Company. The Land Registry refers to restrictions, rights and covenants and a copy of which is available upon request. We understand that the road is not yet adopted by the local authority.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive & garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Staffordshire Council / Tax Band E

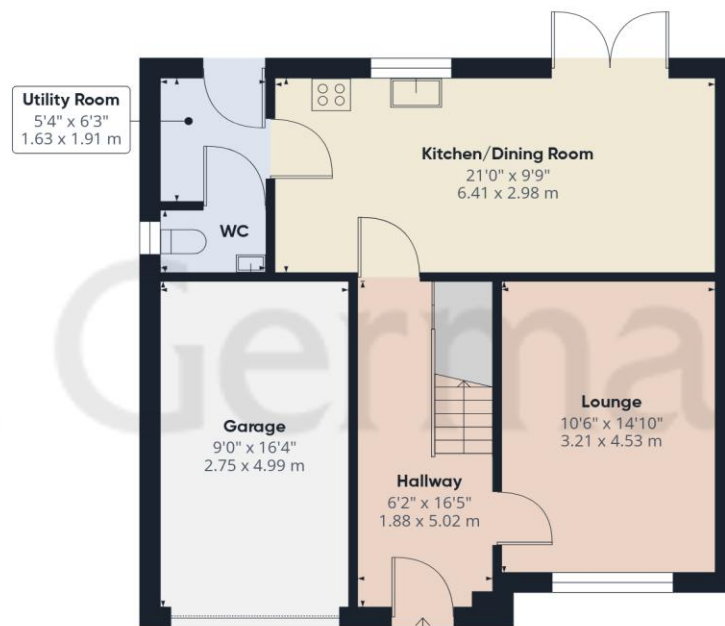
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/16102025

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





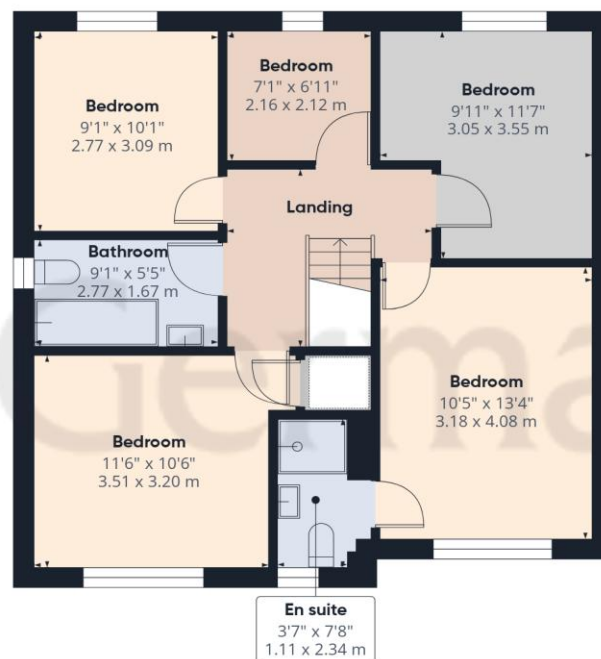


Ground Floor

Approximate total area⁽¹⁾

1328 ft²

123.3 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



