



£400,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

🏠 COUNCIL TAX BAND: E

## Acton Trussell Stafford

Lower Penkridge Road Acton Trussell  
Stafford Staffordshire



***Are you looking to downsize or searching for a spacious three-bedroom Dorma bungalow? Look no further; we have the perfect home for you!***

Step inside this detached bungalow to discover an inviting entrance hall, a spacious living room, a well-appointed kitchen, a downstairs double bedroom, and a shower room. The first floor offers two additional double bedrooms and a second shower room. Externally, the property features a double-width driveway, providing ample off-road parking for several vehicles, and a low-maintenance multi-level rear garden. Located in the highly desirable village of Acton Trussell, this home offers a rural setting while still being conveniently close to shops. Additionally, it provides easy access to the beautiful village of Penkridge and the M6 motorway. Don't miss this fantastic opportunity—call us today to arrange your viewing!

- Three Bedroom Detached Property
- Spacious Living Room & Kitchen
- Three Double Bedroom's & Two Shower Rooms
- Driveway & Multi Level Rear Garden
- Located In A Highly Desirable Village
- No Upward Chain

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



## Entrance Hallway

Accessed through a double glazed entrance door, and having a double glazed window to the front elevation, stairs off, rising to the first floor landing & accommodation with a useful understairs storage cupboard, wood flooring & radiator.

## Living Room 11' 0" x 11' 5" (3.36m x 3.49m)

Featuring an electric fire set within a granite surround on a matching hearth. There is wood flooring, a radiator, and a double glazed window to the front elevation. Additionally, there are double glazed French doors to the rear elevation.

## Kitchen 10' 4" x 11' 4" (3.15m x 3.46m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over, incorporating an inset 1.5 bowl stainless steel sink/drainer with chrome mixer tap over. Appliances include an oven. There is tiled splashbacks, a radiator, and a double glazed window to the front elevation & double glazed door to the side elevation.



## **Bedroom Three (Ground Floor)** 10' 4" x 11' 6" (3.14m x 3.50m)

A double bedroom on the ground floor, having a radiator, and a double glazed window to the rear elevation.

## **Shower Room** 6' 1" x 6' 8" (1.86m x 2.02m)

Having a white suite comprising of a shower cubicle housing a mains-fed shower, a wash hand basin set into top with storage beneath & chrome mixer tap over, and a low-level WC. There is tiled walls, tiled wall, a chrome towel radiator, and a double glazed window to the rear elevation.

## **First Floor Landing**

Having a skylight window to the front elevation with a walk-in storage area, and access to the loft space.

## **Bedroom One** 14' 8" x 11' 1" (4.47m x 3.39m) maximum measurements

A dual-aspect double bedroom, having a radiator, and double glazed windows to both the front & side elevations. There is restricted head height.

## **Bedroom Two** 14' 8" x 11' 5" (4.47m x 3.49m)

A further double bedroom, again being dual aspect, having double glazed windows to both the front & side elevations. There is restricted head height.

## **Shower Room** 5' 9" x 6' 9" (1.74m x 2.05m)

Having a white suite comprising of a shower cubicle housing a mains-fed shower, a wash hand basin set into top with storage beneath & chrome mixer tap above, and a low-level WC. There is tiled walls, tiled flooring, a radiator, and a double glazed window to the rear elevation.

## **Outside Front**

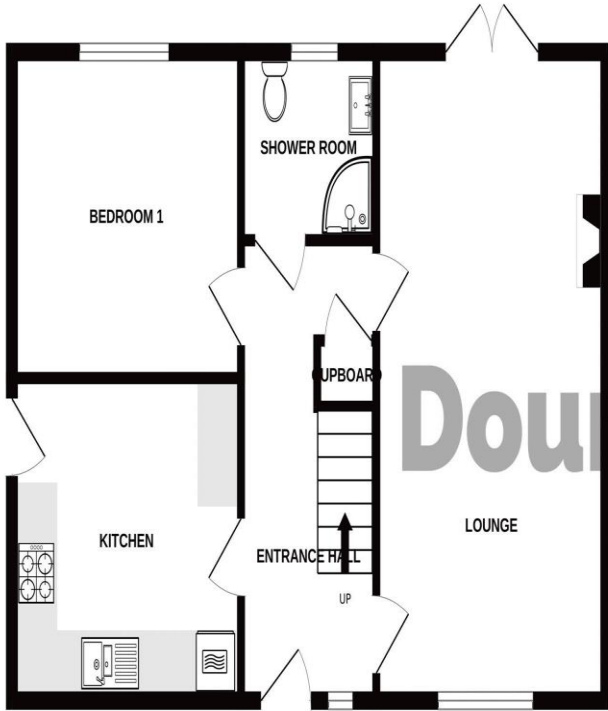
The property is approached over a block paved driveway which provides off-street vehicle parking, and access to the main entrance door. There is small brick wall to the boundary and the garden has a variety of mature plants & shrubs, with hedging and tree.

## **Outside Rear**

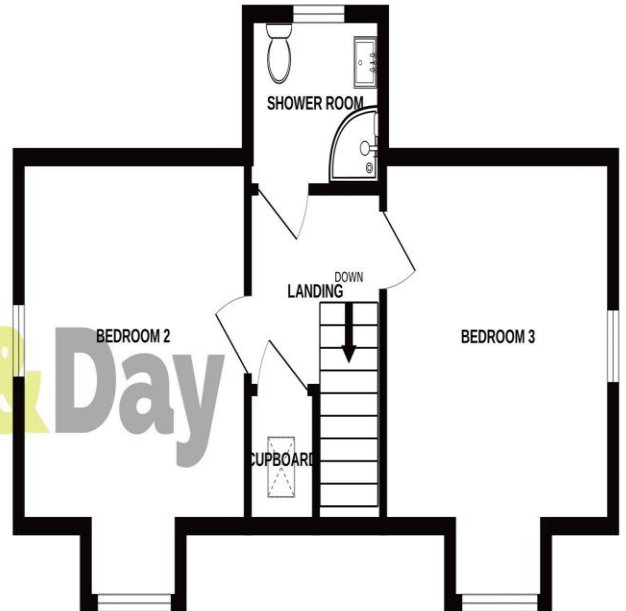
An enclosed & low maintenance rear garden, featuring an outdoor paved seating area, and steps rising to a multi-level garden where there is a further paved seating area with a variety of established flowerbeds, plants & shrubs. A third tiered garden also comprises of a range of mature shrubs, and is enclosed by panelled fencing.



GROUND FLOOR



1ST FLOOR



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

| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92-100)                                    | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England, Scotland & Wales                   |   |         |           |

TBC



**IMPORTANT NOTICE** Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk