



Offers Over £255,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **B**

🏠 COUNCIL TAX BAND: **B**

Penkridge Stafford

Ash Close Penkridge
Stafford Staffordshire



Step into the warmth of Ash Close — A delightful haven where easy living meets contemporary comfort. This exquisite two-bedroom property, nestled in a new build development, invites you to experience the epitome of modern living.

The interior, meticulously adorned, allows you to simply drop your bags and instantly feel at home. Discover the seamless flow of this residence as you step into an inviting entrance hallway, leading to a spacious living room, a stylish kitchen/diner, and a convenient guest WC—all on the ground floor. Upstairs unveils two generously sized double bedrooms and a tastefully appointed family bathroom. Externally, the property beckons with a double-width driveway providing parking for two cars. The rear unfolds into a beautifully landscaped, low-maintenance garden, featuring a paved seating area and an Astro-turfed grass patch — A perfect blend of style and hassle-free gardening. Welcome home to Ash Close, where comfort and aesthetics harmonize effortlessly.

- Beautifully Presented Throughout
- Ideal For First Time Buyers, Or Downsizers
- Two Double Bedrooms & Family Bathroom
- Spacious Living Room & Kitchen
- Private Rear Garden
- A Short Drive To Penkridge Village

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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk



Entrance Hallway

Being accessed through a double glazed composite door and having stairs leading to the first floor landing, wood effect laminate floor and radiator.

Living Room 14' 1" x 12' 8" (4.29m x 3.86m)

A spacious living room having a useful under stairs storage cupboard, wood effect laminate floor, radiator and double glazed window to the front elevation.

Kitchen 10' 7" x 15' 11" (3.23m x 4.86m)

A well appointed kitchen having a range of matching units extending to base and eye level and fitted work surfaces with an inset one and a half bowl sink unit with chrome mixer tap. Range of integrated appliances including an oven, four ring gas hob with a cooker hood over, dishwasher, fridge and freezer. Space for further appliances, wall mounted gas central heating boiler, wood effect laminate floor, radiator, double glazed French doors giving views and access to the rear garden.



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Guest WC 4' 10" x 3' 4" (1.47m x 1.02m)

Having a wash hand basin with chrome mixer tap and tiled splashbacks, and close coupled WC Radiator and wood effect laminate floor

First Floor Landing

Having access to loft space.

Bedroom One 9' 0" x 15' 10" (2.74m x 4.83m)

A good-sized main bedroom with a radiator and double glazed window to the rear elevation.

Bedroom Two 8' 0" x 15' 11" (2.43m x 4.84m)

A further double bedroom having a useful over-stairs storage cupboard, radiator and two double glazed windows to the front elevation.

Bathroom 6' 7" x 8' 4" (2.01m x 2.55m)

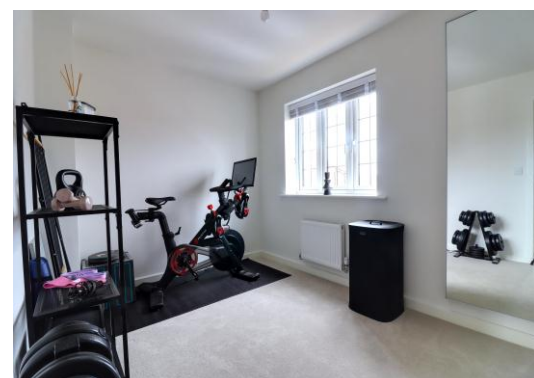
Having a white suite comprising of a panelled bath with chrome mixer tap, separate shower cubicle with fitted shower and glazed screen, wash hand basin set within a vanity unit with chrome mixer tap and cupboard beneath and close coupled WC, Part tiled walls, tiled effect floor and chrome towel radiator.

Outside - Front

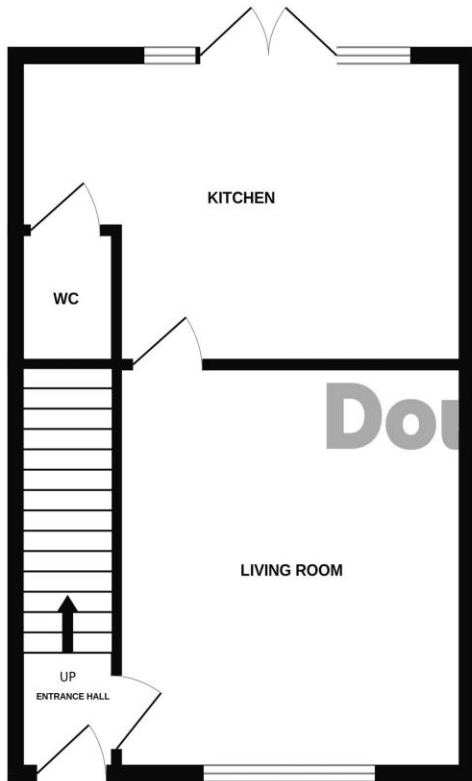
The property is approached over a tarmac driveway which provides off-road parking for two cars.

Outside - Rear

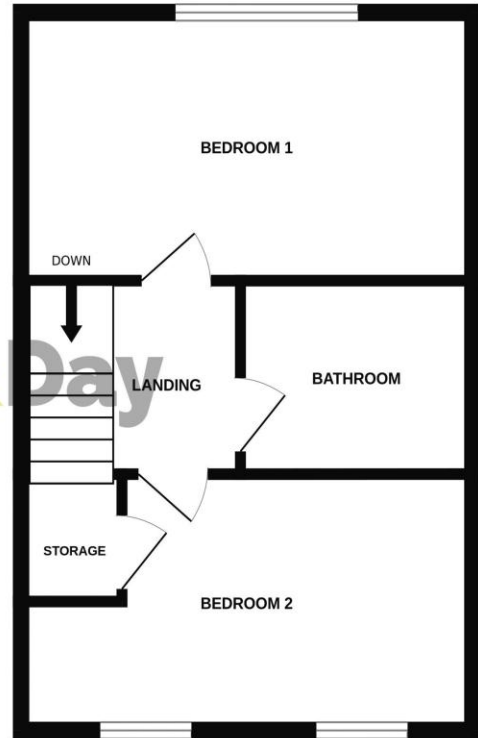
The private, enclosed rear garden includes a paved seating area which overlooks the remainder of the garden being mainly Astro turf with a rear pedestrian gate.



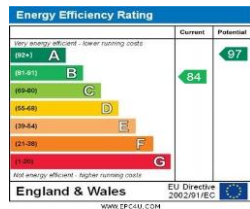
GROUND FLOOR



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.
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