



£187,500

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

💰 COUNCIL TAX BAND: **A**

Penkrige Stafford

Cannock Road Penkrige
Stafford Staffordshire

COMFY, COSY COTTAGE sums up this absolutely wonderful cottage located just behind the canal in the fabulous market town of Penkrige. With a charm all of its own, this perfectly formed bijou residence would make a wonderful home!

Accommodation comprises cosy living room, modern attractive kitchen, double bedroom and recently refurbished shower room. If you work from home or want a studio for some creative space you also have the perfect space tucked at the top of the garden in a lovely summer house. Green fingers will be a must in this property as the garden is split into several areas and makes a wonderful space for summer entertaining.



- Characterful 1-Bed Cottage
- Lounge, Kitchen & Refitted Shower Room
- Attractive Rear Garden with Summerhouse/Home Office
- Popular Village Location
- Great Local Amenities & Road/Rail Commuter Links
- No Onward Chain

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

4 Crown Bridge, Penkrige, Staffordshire, ST19 5AA

01785 715555

hellopenkrige@dourishandday.co.uk



Living Room 14' 4" x 9' 7" (4.36m x 2.92m)

Having original exposed beams, feature cast iron fire surround with tiled inset and granite hearth, radiator, stairs off to the first floor landing and latch door to the refitted kitchen.

Kitchen 14' 8" x 5' 1" (4.48m x 1.54m)

Refitted contemporary style kitchen, comprising wall mounted units, work top incorporating a circular stainless steel sink drainer with chrome mixer tap. Four ring gas hob with extractor canopy over, matching base units with integrated oven, space and plumbing for appliances, double glazed door and window to the rear elevation.

First Floor Landing

Having internal doors off, providing access to;

Bedroom 9' 0" x 9' 6" (2.75m x 2.89m)

Having radiator and double glazed window to the front elevation.



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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk

Shower Room

With chrome glazed shower enclosure, wash hand basin and WC, heated towel rail.

Office/Summer House

Wonderful modern summer house would make an ideal studio or office space, or simply a wonderful space to relax in the garden on a summers evening.

Externally

The property benefits from attractive rear garden laid to lawn with slabbed pathway leading up to the summerhouse and a gorgeous patio just outside the kitchen door which is a real sun trap on a sunny afternoon.



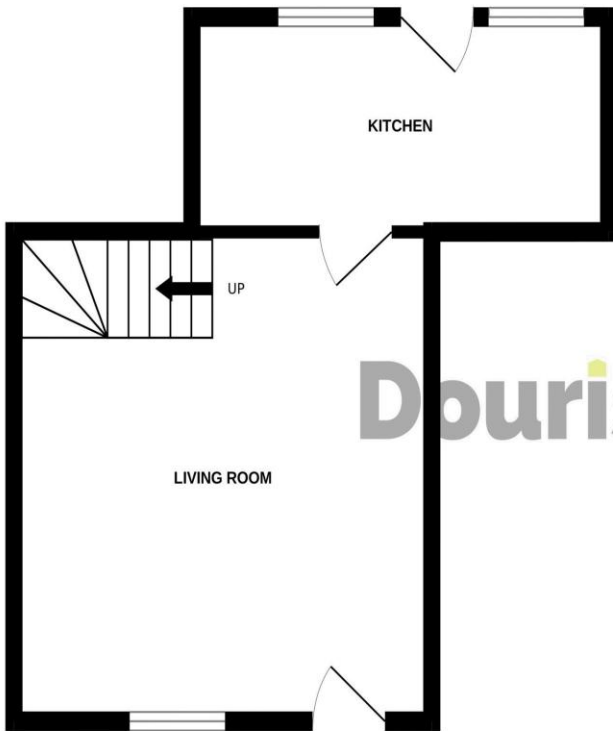
You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

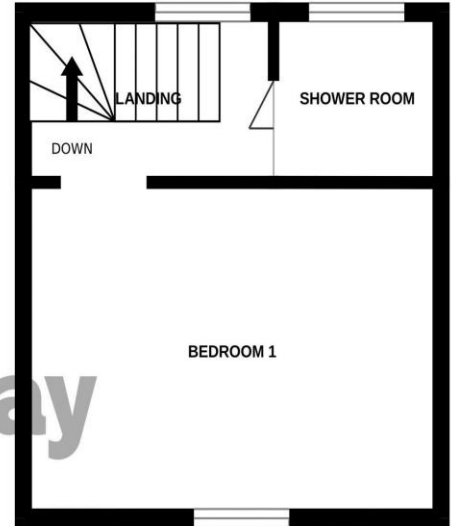
01785 715555

hellopenkridge@dourishandday.co.uk

GROUND FLOOR



1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Energy efficient - Great rating (82+)			
A	(81-81)		90
B	(69-80)		
C	(55-68)	69	
D	(39-54)		
E	(21-38)		
F	(1-20)		
G	(0-20)		

England & Wales EU Directive 2002/91/EC
www.epcrea.com

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



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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk