



£275,000

KEY TENURE: Freehold

EPC RATING: C

COUNCIL TAX BAND: C

## Penkridge Stafford

Leacroft Road Penkridge  
Stafford Staffordshire



**TARDIS!!! Time and Relative Dimension In Space! Sought after village location with an array of amenities including twice weekly market, local shops and mini super market, main line train station to London Euston, ever popular schooling catering for all ages within walking distances, superb transport links including bus routes and the M6 & M54 motorways.**

This deceptively spacious semi-detached home provides a great opportunity with further scope and additional potential to put your own stamp on, three bedrooms and a smart shower room to the first floor, while the ground floor provides an inviting entrance hall, spacious lounge diner, breakfast kitchen and a utility, large games room/gym, home office/study and a superb large workshop/store. Externally there is a driveway providing ample off road parking and a pleasant rear garden.

- Deceptively Spacious and Extended Semi-Detached Home
- Superb Ground Floor Accommodation
- Three Bedrooms & A Shower Room
- Lounge Diner, Kitchen & Utility
- Games Room & Study
- Large Workshop & Store

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

An inviting & spacious hallway, having stairs off, rising to the first floor landing & accommodation, wood laminate flooring, a radiator, double glazed window to the front elevation, and internal doors off, providing access to;

## Living Room 18' 4" x 11' 6" (5.60m x 3.51m)

With a feature decorative fireplace, a radiator, double glazed window to rear & open-plan archway to;

## Dining Room 13' 9" x 8' 10" (4.20m x 2.69m)

Having a radiator, double glazed French doors to rear garden, and internal door to;

## Study 8' 4" x 7' 9" (2.54m x 2.37m)

With a radiator & double glazed window to rear.

## Playroom/Gym 17' 6" x 7' 4" (5.33m x 2.24m)

A good sized spacious room with laminate flooring, a radiator, internal door to rear workshop & door to utility.



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## **Workshop** 35' 11" x 8' 7" (10.95m x 2.61m)

A large workshop/store with windows to rear & side, and double glazed sliding patio door to rear garden.

## **Kitchen** 14' 4" x 7' 9" (4.36m x 2.37m)

A smart kitchen with a range of base & eye-level units, fitted work surfaces incorporating a sink unit with tiled splashbacks, space for a cooker, fridge, table & chairs. There is a double glazed window to front, radiator, and internal glazed door to;

## **Utility** 11' 3" x 9' 2" (3.42m x 2.79m)

With space for a washing machine, wall mounted gas central heating boiler, fitted work surface, double glazed French doors to front driveway.

## **Ground Floor Bathroom** 8' 0" x 5' 5" (2.44m x 1.64m)

Situated off the ground floor games room, having a white suite comprising of a panelled bath, low-level flush WC, pedestal wash hand basin, part-tiled walls & vinyl flooring.

## **First Floor Landing**

A bright & spacious galleried landing with loft access hatch, double glazed window to front & internal doors to;

## **Bedroom One** 10' 10" x 9' 2" (3.31m x 2.80m)

With built-in wardrobes, radiator & double glazed window to rear elevation.

## **Bedroom Two** 11' 8" x 8' 6" (3.55m x 2.60m)

With a radiator, storage cupboard, and double glazed window to rear elevation.

## **Bedroom Three** 9' 2" x 7' 10" (2.79m x 2.39m)

With a radiator & double glazed window to front elevation.

## **Shower Room** 6' 1" x 5' 5" (1.86m x 1.66m)

Having a tiled shower cubicle, wash hand basin with a cupboard beneath, low-level flush WC, part-tiled walls, towel radiator & double glazed window to side.

## **Outside Front**

The property is approached over a tandem length driveway which provides ample off-street vehicle parking, and access to the entrance door. There are raised planting beds with a variety of plants & shrubs.

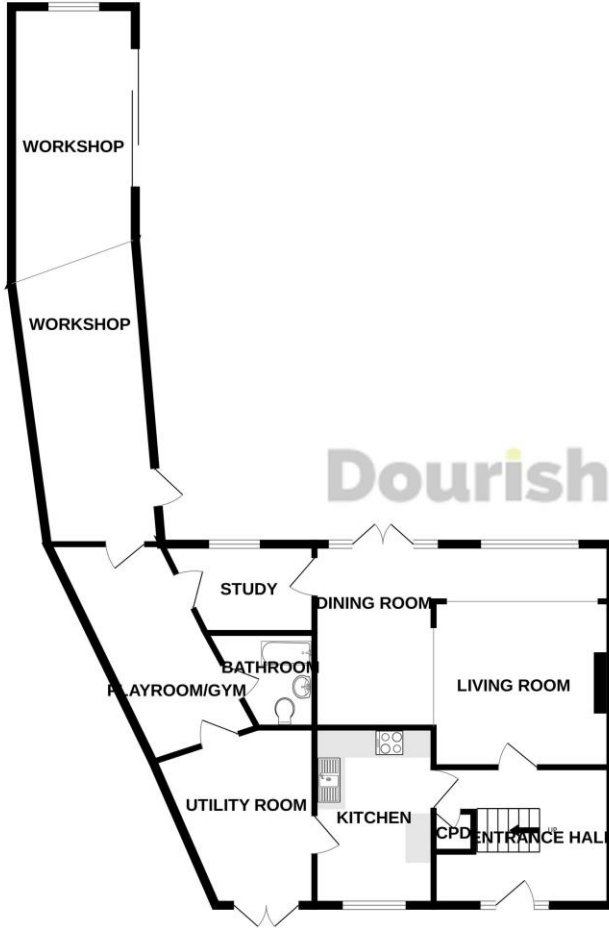
## **Outside Rear**

There is a patio seating area, the majority being laid to lawn with a variety of flowerbeds, plants & shrubs & overlooks neighbouring school fields.



GROUND FLOOR  
1024 sq.ft. (95.1 sq.m.) approx.

1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



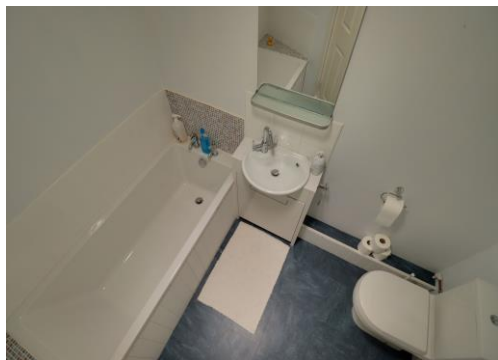
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TOTAL FLOOR AREA: 1413 sq.ft. (131.3 sq.m.) approx.

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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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			
		12	92

England, Scotland & Wales



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