



£285,000

KEY TENURE: **Freehold**

ENERGY EPC RATING: **E**

POUNDS COUNCIL TAX BAND: **C**

Penkridge Stafford

Saxon Road Penkridge
Stafford Staffordshire ST19



This extensively extended three-bedroom semi-detached home offers an abundance of space in the highly sought-after area of Penkridge.

Step inside and you'll find a welcoming entrance porch leading to an entrance hall, a spacious living room, and a separate kitchen/diner that opens into a bright conservatory. The large extended utility room adds to the convenience, and the converted garage, now a garage store with an electric door, includes a downstairs shower room. Upstairs there are three good size bedrooms and a shower room. The property sits on a generously sized plot with ample parking on the gravel driveway. The rear garden is low maintenance, featuring astro turf, raised timber decking for seating, and a useful storage shed. Offering exceptional space and value, this property is a must-see—schedule your viewing today to truly appreciate all it has to offer.

- Extended Three Bedroom Semi-Detached Home
- Modern Bathroom & Kitchen & Dining Space
- Superb Conservatory & Spacious Living Room
- Large Utility Room, Downstairs Shower Room & Garage Store
- Plenty Of Parking & Low Maintenance Rear Garden
- Hugely Desirable Village Location

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01785 715555

hellopenkridge@dourishandday.co.uk



Entrance Porch

A front facing double glazed exterior door opens to an entrance porch with front and side facing double glazed windows. There are recessed ceiling spotlights whilst a double glazed door leads through to the entrance hall.

Entrance Hallway

The hall is fitted with tiled flooring and radiator whilst a staircase leads up to the first floor accommodation.

Living Room 15' 1" x 12' 0" (4.59m x 3.67m)

The property benefits from having a large living room with tiled flooring, a radiator and front facing double glazed window.

Kitchen & Dining Space 15' 1" x 10' 7" (4.61m x 3.23m)

A spacious kitchen diner is fitted with a range of contemporary matching base cabinets and wall units whilst a inset one and a half bowl sink with chrome mixer tap is set into a work surface with tiled splash back walls, tiled flooring a radiator with a double glazed window to the conservatory and a double glazed sliding patio door leading into the conservatory.

Conservatory 15' 2" x 8' 10" (4.63m x 2.7m)

A spacious conservatory has been constructed to the rear of the property and benefits from having side and rear facing double glazed windows. Rear facing double doors lead out to the garden whilst there is also a tiled floor.



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Utility Room 16' 2" x 7' 3" (4.93m x 2.2m)

The utility room is fitted with a range of matching base cabinets and wall units whilst a stainless steel sink is set into a work surface with tiled splash back. There are spaces for a tall fridge/freezer, a further freezer and both a washing machine and tumble dryer whilst there is tiled flooring and radiator. There is also a rear facing double glazed window and rear facing double glazed exterior door leading out to the garden whilst a recess leads through to the inner hall.

Inner Hallway

The hall is fitted with tiled flooring and gives internal access to the downstairs shower room and the garage store.

Ground Floor Shower Room 298' 7" x 3' 11" (91m x 1.20m)

The down stairs shower room is fitted with a white suite which includes a low level flush wc, pedestal wash hand basin with chrome mixer tap and shower enclosure with Aquatronic shower over incorporating a rainfall style shower head and separate shower head attachment. There is also tile flooring, wall mounted chrome heated towel rail and extractor fan.

Garage Store 11' 1" x 7' 9" (3.38m x 2.35m)

A front facing electric roller door opens to a garage store which benefits from having its own lighting.

First Floor Landing

A staircase leads up to the first floor landing which has a side facing double glazed window and houses the loft access hatch and cupboard housing the wall mounted gas fired central heating boiler.

Bedroom One 13' 3" x 8' 4" (4.04m x 2.53m)

A large double bedroom with a built-in wardrobe with mirror fronted sliding doors, a radiator and front facing double glazed window.

Bedroom Two 11' 3" x 8' 4" (3.42m x 2.55m)

This is a good sized double bedroom which has a rear facing double glazed window.

Bedroom Three 9' 9" x 6' 7" (2.97m x 2.01m)

A good sized single bedroom is fitted with a radiator and front facing double glazed window.

Shower Room 7' 7" x 6' 9" (2.32m x 2.06m)

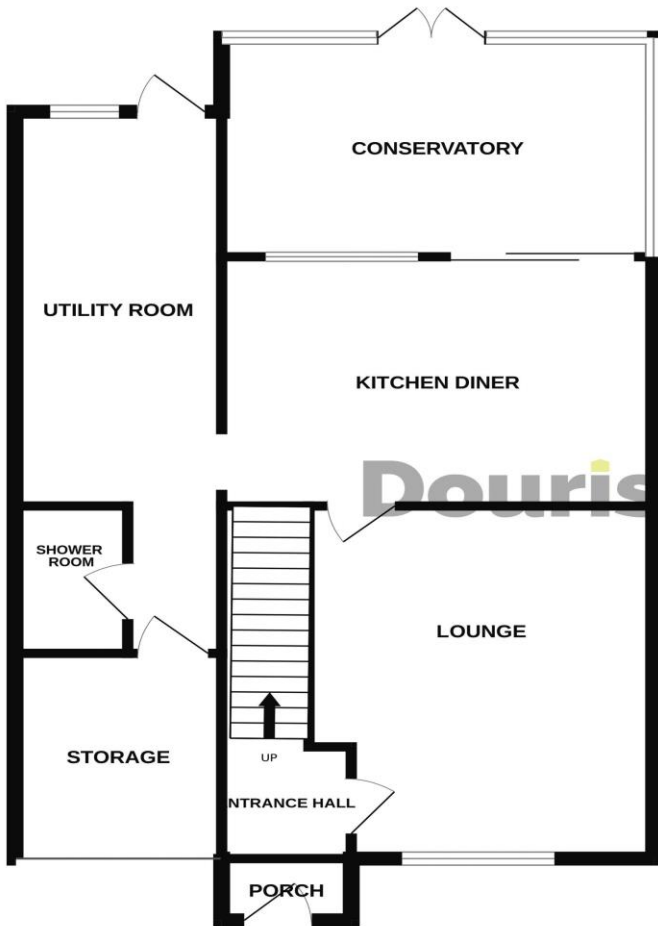
Having a white suite comprising of a electric shower set into a cubicle with a glazed screen, there is a wash basin set into a vanity cupboard with a chrome mixer tap with a cupboard beneath. There is a close coupled WC, part tiled walls, wood laminate floor a towel radiator, downlights and double glazed window to the rear elevation.

Externally

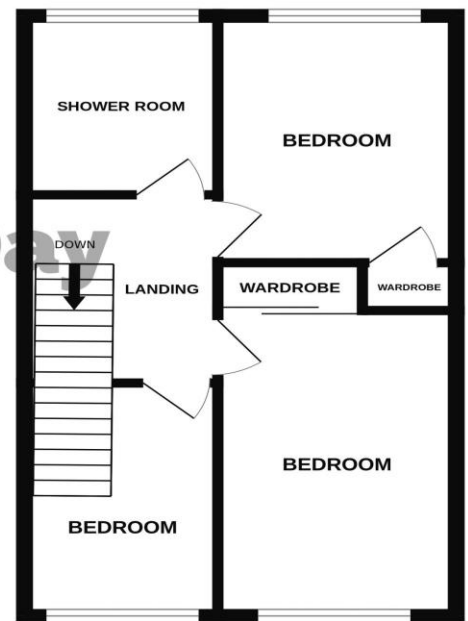
The property sits on a spacious plot with a gravelled frontage providing ample parking space whilst to the rear is an enclosed garden which is laid predominately to astro turf with shrubbed borders, a raised timber decked seating area and a useful storage shed.



GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		54	79
Full energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.ec.europa.eu	

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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