



£190,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: B

Penkrige Stafford

Grange Road Penkrige
Stafford Staffordshire



In a market place short of opportunities for either the first time purchaser or buy to let, this is sure to be popular!

Located on the fringes of Penkrige Village which has an array of amenities including a GP surgery, mini supermarkets, shops galore, great commuting links via train station and road via M54 & M6. Great schooling from Nurseries to a College and everything in between. This ideal starter home in the form of a well presented end terraced has three bedrooms, a first floor bathroom, good size lounge, entrance porch, kitchen diner with a rear conservatory, good size low maintenance rear garden and a garage situated in a separate block. Book your viewing now!

- Well Presented End Terraced
- Ideal First Time Purchase
- Three Bedrooms & Family Bathroom
- Living Room, Kitchen & Conservatory
- Garage In Separate Block
- Sought After Village Of Penkrige

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

4 Crown Bridge, Penkrige, Staffordshire, ST19 5AA

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helloopenkrige@dourishandday.co.uk



Entrance Porch

With tiled flooring, double glazed window and door to the front elevation and internal door to:

Spacious Living Room 17' 2" x 14' 7" (5.22m x 4.45m)

Having a decorative fire surround with facility for an electric fire, laminate flooring, radiator, ceiling coving, stairs to the first floor and double glazed window to the front elevation, open plan arch to:

Kitchen/Diner 14' 8" x 9' 10" (4.48m x 3m)

Smart kitchen with a range of base and eye level units, fitted work surfaces incorporating a sink unit having a chrome mixer tap and tiled splashbacks. Space for a cooker, additional spaces for a washing machine, slimline dishwasher, condensing dryer and a fridge freezer. Ceiling coving, tiled flooring, a radiator and double glazed window and door to rear conservatory.

Conservatory 14' 3" x 8' 6" (4.34m x 2.58m)

Having tiled flooring, double glazed window and French doors to the rear garden.



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First Floor Galleried Landing

With loft access hatch, ceiling coving, door to airing cupboard and internal doors to:

Bedroom One 11' 9" x 8' 7" (3.58m x 2.62m)

Having doors to built in wardrobes, ceiling coving, a radiator and double glazed window to the front elevation.

Bedroom Two 10' 11" x 8' 7" (3.34m x 2.61m)

With ceiling coving, a radiator and double glazed window to the rear elevation.

Bedroom Three 8' 1" x 5' 10" (2.47m x 1.78m)

With ceiling coving, a radiator and double glazed window to the front elevation.

Bathroom 6' 3" x 5' 10" (1.90m x 1.78m)

Smart bathroom comprising of a white suite having a panelled bath with electric shower over and screen to side, pedestal wash hand basin with chrome mixer tap, low level flush WC, part tiled walls, vinyl flooring, ceiling coving, towel radiator and double glazed window to the rear elevation.

Outside - Front

Majority laid to lawn with hedging to surround and a paved pathway giving access to the entrance porch.

Outside - Rear

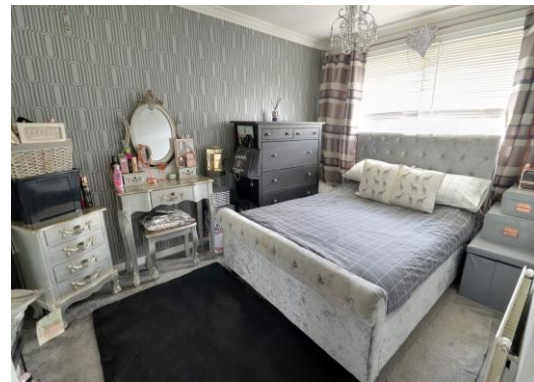
Low maintenance gravelled rear garden enclosed by panelled fencing and a rear pedestrian access gate to a pathway which internally leads to:

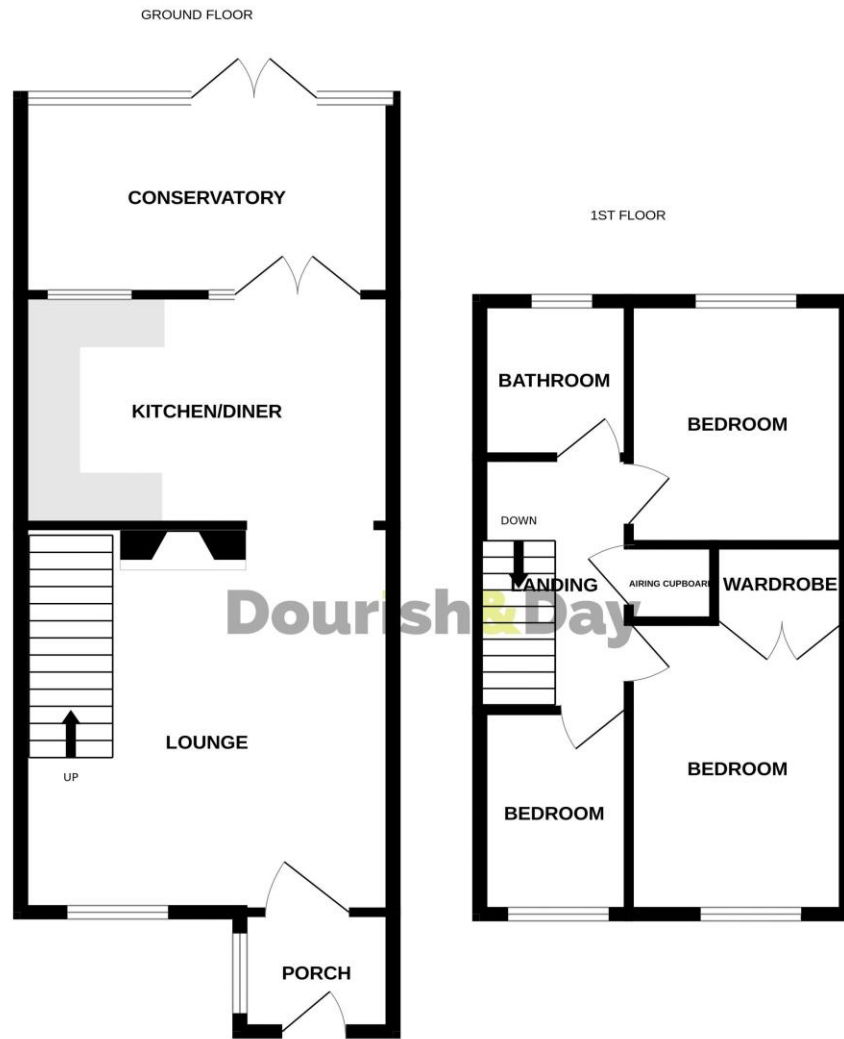
Separate Garage

Located in a separate block with an up and over door to the front elevation.

ID Checks

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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