



£225,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

🏠 COUNCIL TAX BAND: B

Penkrige Stafford

Tildesley Close Penkrige
Stafford Staffordshire ST19



Located in a desirable and delightful village of Penkrige, this two bedroom semi detached house comes with the benefit of being on a pleasant plot.

Being ideal for the first time purchaser with great amenities close to hand, ranging from the local market, mini supermarkets, an array of village shops, exceptionally popular schooling and great commuting links via train station to London Euston within 1Hr 20Mins, M6 & M54 Motorways. Opportunities to get started on the property ladder in sought after villages like this are as rare as hens teeth so swift action is likely to be required. Internally there is superbly appointed and well presented accommodation including two bedrooms and a first floor refitted contemporary bathroom, dual aspect living room, smart kitchen diner, guest W/c and an entrance hall. In addition externally there is a driveway providing off road parking as well as the private and well manicured rear gardens.

- Great & Rare Opportunity
- Sought After Village Location
- Walking Distance To Village & Market
- Located on A Bus Route Near Shops
- Two Bedroom Semi-Detached House
- Superbly Appointed Throughout

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4 Crown Bridge, Penkrige, Staffordshire, ST19 5AA

01785 715555

helloopenkrige@dourishandday.co.uk



Entrance Hallway

An inviting entrance hallway, having vinyl flooring, stairs off, rising to the first floor landing & accommodation, storage cupboard and accessed through a double glazed entrance door to the front elevation.

Living Room 16' 7" x 10' 4" (5.05m x 3.15m) maximum width measurement

A bright, spacious dual aspect reception room, featuring double glazed French doors to the rear elevation opening out to a patio garden area, further double glazed window and a radiator.

Kitchen & Dining Space 16' 7" x 9' 11" (5.05m x 3.03m)

Fitted with a modern contemporary styled range of matching wall, base & drawer units with fitted work surfaces over incorporating an inset sink/drainer with mixer tap and tiled splashbacks. There is space & plumbing for under counter appliances, space for a dining table & chairs, a radiator, double glazed window to the front elevation and a double glazed window & door to the rear elevation.



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Guest WC 0' 0" x 0' 0" (0m x 0m)

Fitted with a white suite which comprises of a low-level WC & wash hand basin. There is tiled splashbacks & tiled flooring.

First Floor Landing

With door to storage cupboard and internal doors to;

Bedroom One 16' 8" x 9' 9" (5.09m x 2.96m)

Dual aspect bedroom being of a spacious size with two radiators and double glazed windows to both front & rear elevations.

Bedroom Two 12' 3" x 10' 8" (3.73m x 3.25m)

With laminate flooring, radiator, door to wardrobes and double glazed window to front elevation.

Bathroom 9' 6" x 5' 7" (2.90m x 1.70m)

Fitted with a modern contemporary styled white suite comprising low-level WC, wash hand basin, and P-shaped panelled bath with shower over. There is a towel radiator, part-tiled walls, tiled flooring, ceiling spotlights and two double glazed windows to rear elevation.

Outside Front

There is an ample block paved driveway providing off road parking.

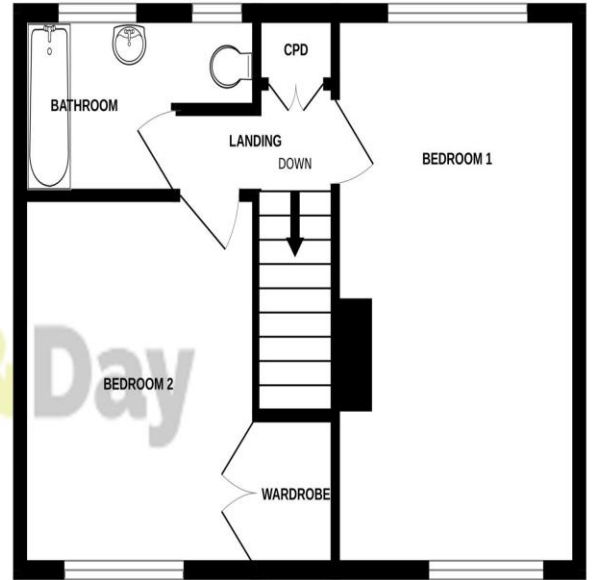
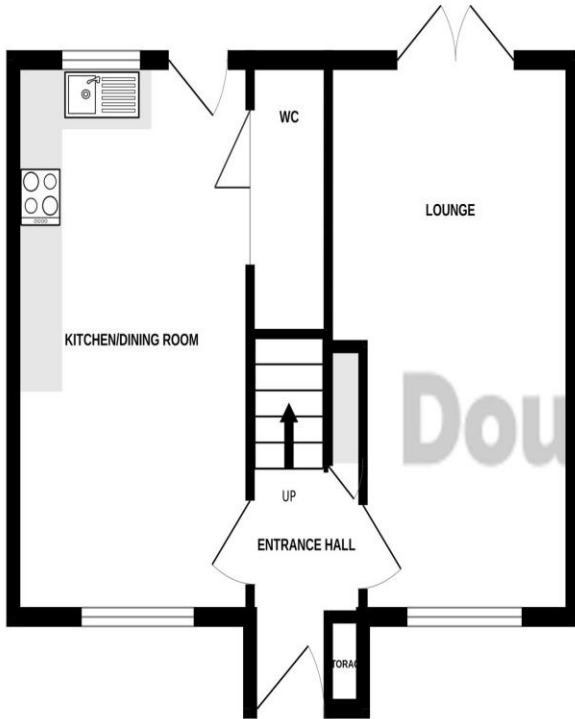
Outside Rear

Well manicured, private & good sized rear garden with an extensive paved patio area, majority laid to lawn, flowerbeds, plants & shrubs, two useful outhouse storage areas, and is enclosed by panelled fencing.



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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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			
England, Scotland & Wales			

TBC



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