





Ground Floor

Entrance Porch

Enter via a uPVC/double glazed front door and having a door opening to the entrance hall.

Hall

Enter via a uPVC/partially double glazed front door and having a ceiling light point, a central heating radiator, laminate flooring, a carpeted stairway leading to the first floor and a door opening to the lounge/diner.

Lounge/Diner

19' 8" x 9' 10" (5.99m x 2.99m)

Having a uPVC/double glazed bay window to the front aspect, a coved ceiling with two ceiling light points, a central heating radiator, a wall mounted, electric, living flame fire, a television aerial point, carpeted flooring, a door opening to the kitchen/diner and uPVC/double glazed sliding patio doors to the rear aspect opening to the conservatory.

Conservatory

12' 8" x 9' 2" (3.86m x 2.79m)

Being constructed from a low-level brick wall base and uPVC/double glazed windows to the side and rear aspects and having a ceiling light point, a central heating radiator, tiled flooring and uPVC/double glazed French doors to the side aspect opening to the rear garden.

Kitchen/Breakfast Room

16' 6" max x 11' 0" max (5.04m max x 3.35m max)

Being fitted with a range of wall, base and drawer units with laminate work surface over and having two uPVC/double glazed windows one to the rear aspect and one to the side aspect, two ceiling light points, two central heating radiators, tiled flooring, a sink with a mixer tap fitted and drainer unit, space for a freestanding oven/hob, plumbing for a washing machine, space for a tumble dryer, space for an upright fridge/freezer, a breakfast bar area, doors opening to two storage cupboards and a uPVC/double glazed door to the rear aspect opening to the garden.

First Floor

Landing

Having a ceiling light point, an airing cupboard, access to the loft space and doors to the three bedrooms and the bathroom.

Bedroom One

11' 6" x 10' 6" (3.50m x 3.20m)

Having a uPVC/double glazed window to the front aspect, a covered ceiling with a ceiling light point, a central heating radiator, a built-in storage cupboard and laminate flooring.

Bedroom Two

13' 6" x 8' 10" (4.11m x 2.69m)

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator and carpeted flooring.

Bedroom Three

10' 6" x 6' 5" (3.20m x 1.95m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point and a central heating radiator.

Bathroom

Having an obscured uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, a WC, a wash hand basin with a mixer tap fitted, fully tiled walls, tiled flooring and an L-shaped bath with a mixer tap fitted, a shower over and a glass shower screen installed.

Outside

Front

Having a gravel driveway suitable for parking multiple vehicles, courtesy lighting and access to the rear of the property via a wooden side gate.

Rear

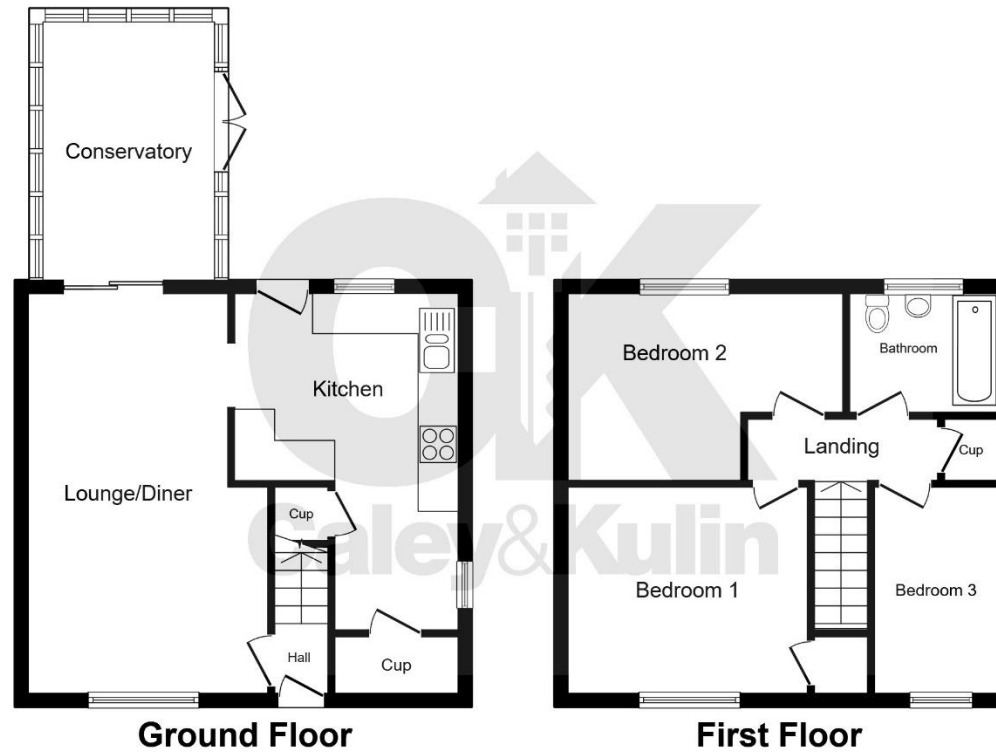
Having a gravel patio area, steps up to a large lawn which is retained by a low-level brick wall, a decked seating area, courtesy lighting, various plants, shrubs and bushes and access to the front of the property via a wooden side gate.







* A beautifully presented and spacious, three-bedroom family home *



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

To view this property please contact Caley & Kulin on:

Cannock: 01543 396880 **Stafford:** 01785 559880

Wolverhampton: 01902 953923

E-mail: info@candk.co.uk

Staffordshire House, Clay Street, Penkridge, Stafford, ST19 5AF

View this property online candk.co.uk

Council Tax Band: A

EPC Rating: E

Tenure: Freehold

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