



FOR SALE  
£600,000

HALING ROAD, PENKRIDGE, STAFFORD, ST19 5DA



### Ground Floor

#### Entrance Hallway

Enter the property via a timber side entrance door and having a window to the front aspect, wall lighting, a central heating radiator with a decorative cover fitted, tiled flooring, a carpeted stairway to the first floor, exposed ceiling beams and a solid wood cottage door opening to the reception room/snug.

#### Reception Room/Snug

**12' 6" x 15' 3" (3.81m x 4.64m)**

Having two windows to the side aspect, wall lighting, two central heating radiators both with decorative covers fitted, an open chimney breast with a multi-fuel burner installed, tiled flooring, exposed ceiling beams, built-in storage cupboards with timber doors, a television aerial point, a solid wood, solid wood cottage door opening to the breakfast kitchen and a timber/glazed door to the side aspect allowing access to the rear garden.

#### Breakfast Kitchen

**17' 10" x 8' 8" (5.43m x 2.64m)**

Being fitted with a range of tall, base and drawer cabinets with granite worksurfaces over and matching upstands and having a window to the front aspect looking into the utility, a ceramic Belfast style sink with a mixer tap fitted and drainer grooves inset into the granite worksurface, ceiling spotlights, a central heating radiator, an electric oven integrated in a tall cabinet with an integrated microwave above, a five burner gas hob with an integrated extraction unit above, an integrated dishwasher, tiled flooring, an integrated upright fridge/freezer, an opening to the dining room and cottage doors to the lounge, the reception room/snug and a glazed/timber door opening to the utility.

#### Dining Room

**6' 7" x 15' 7" (2.01m x 4.75m)**

Having three windows; one to the front aspect, one to the rear aspect and another to the side aspect, two ceiling light points, a multi-fuel burner, tiled flooring, exposed ceiling beams, built-in storage cupboards and a timber/glazed door to the side aspect allowing access to the rear garden.

#### Lounge

**22' 5" x 11' 1" (6.83m x 3.38m)**

Having a walk-in bay window to the side aspect, wall lighting, two central heating radiators both with decorative covers fitted, an exposed brick chimney breast with a multi-fuel burner installed and a wooden mantel, carpeted flooring, exposed ceiling beams, a built-in storage cupboard and shelving, a television aerial point, a solid wood cottage door opening to the breakfast kitchen and French doors to the side aspect opening to the rear garden.

#### Utility

**8' 1" x 9' 7" (2.46m x 2.92m)**

Being fitted with base and wall units with tiled worksurface over and having two windows one to the side aspect and one to the front aspect, a stainless steel sink with a drainer unit, plumbing for a washing machine, a ceiling light point, tiled flooring, decorative panelling to part of the walls, a solid wood cottage door opening to the downstairs WC and a partly glazed door to the front aspect opening to driveway.

#### Downstairs WC

Having an obscured window to the front aspect, a WC, a wash-hand basin, a ceiling light point, a central heating radiator, base and wall storage cabinets, decorative panelling to part of the walls and tiled flooring.

## First Floor

### Landing

Having wall lighting, wooden flooring, a storage cupboard and solid wood cottage doors opening to the four bedrooms and the family bathroom.

### Bedroom One

**9' 9" x 13' 10" (2.97m x 4.21m)**

Having a window to the side aspect, a central heating radiator with a decorative cover fitted, ceiling spotlights, fitted wardrobes, access to the loft, wooden flooring and a solid wood door opening to the ensuite bathroom.

### En-suite Bathroom

**10' 7" x 14' 5" (3.22m x 4.39m)**

Having a window to the side aspect, a free standing rolled top bath with clawed feet and a side mounted mixer tap fitted, a high-level WC, double vanity sinks with mixer taps fitted, under-sink storage below and spotlights above, additional storage and shelving, a central heating radiator with a decorative cover fitted, an electric chrome finished towel rail, wooden flooring, an extraction unit, a shower cubicle with a thermostatic shower installed and access to the loft space.

### Bedroom Two

**12' 5" x 10' 3" (3.78m x 3.12m)**

Having a window to the side aspect, a central heating radiator with a decorative cover fitted, a ceiling light point, access to the loft space, fitted storage cabinets and carpeted flooring.

### Bedroom Three

**11' 9" x 11' 4" (3.58m x 3.45m)**

Having a window to the front aspect, a central heating radiator with a decorative cover fitted, a ceiling light point, access to the loft space, fitted wardrobes, carpeted flooring and fitted base, drawer and wall cabinets with laminate work surface over and used as an office space.

### Bedroom Four

**7' 11" x 9' 10" (2.41m x 2.99m)**

Having a window to the side aspect, a central heating radiator with a decorative cover fitted, a ceiling light point, access to the loft space, fitted storage cabinets and wooden flooring.

### Family Bathroom

**8' 2" x 6' 10" (2.49m x 2.08m)**

Having an obscured window to the side aspect, a bath with a mixer tap fitted which has a handheld shower head, a concealed cistern WC, a wash-hand basin with under-sink storage, a ceiling light point, a chrome finished central heating towel rail, partly tiled walls and tiled flooring.

## Outside

### Front

As you approach the grounds you are greeted by a landscaped area enclosed by iron gates, this area includes a block-pave path a mature tree and planted areas retained by wooden sleepers.

A double five-bar gate opens to a large, sweeping gravel driveway and a well kept lawn. There is plenty of courtesy lighting as well as a privacy hedge, various mature trees, shrubs and bushes and you can access the detached garage, the workshop and the rear garden.

### Detached Double Garage

**19' 3" x 16' 5" (5.86m x 5.00m)**

Having power, lighting, two double doors to the front aspect and two windows to the rear aspect and an opening to the workshop.



### Workshop

**19' 1" x 10' 3" (5.81m x 3.12m)**

Having power, lighting, a window to the side aspect and another to the rear aspect.

### Rear

Having a lawn, a low-level brick wall, a decked seating area, an additional decked area, courtesy lighting, a block-paved patio area with a pergola over, decorative gravel borders, planted borders retained by wooden sleepers, access to the side aspect of the workshop and access to the front of the property.



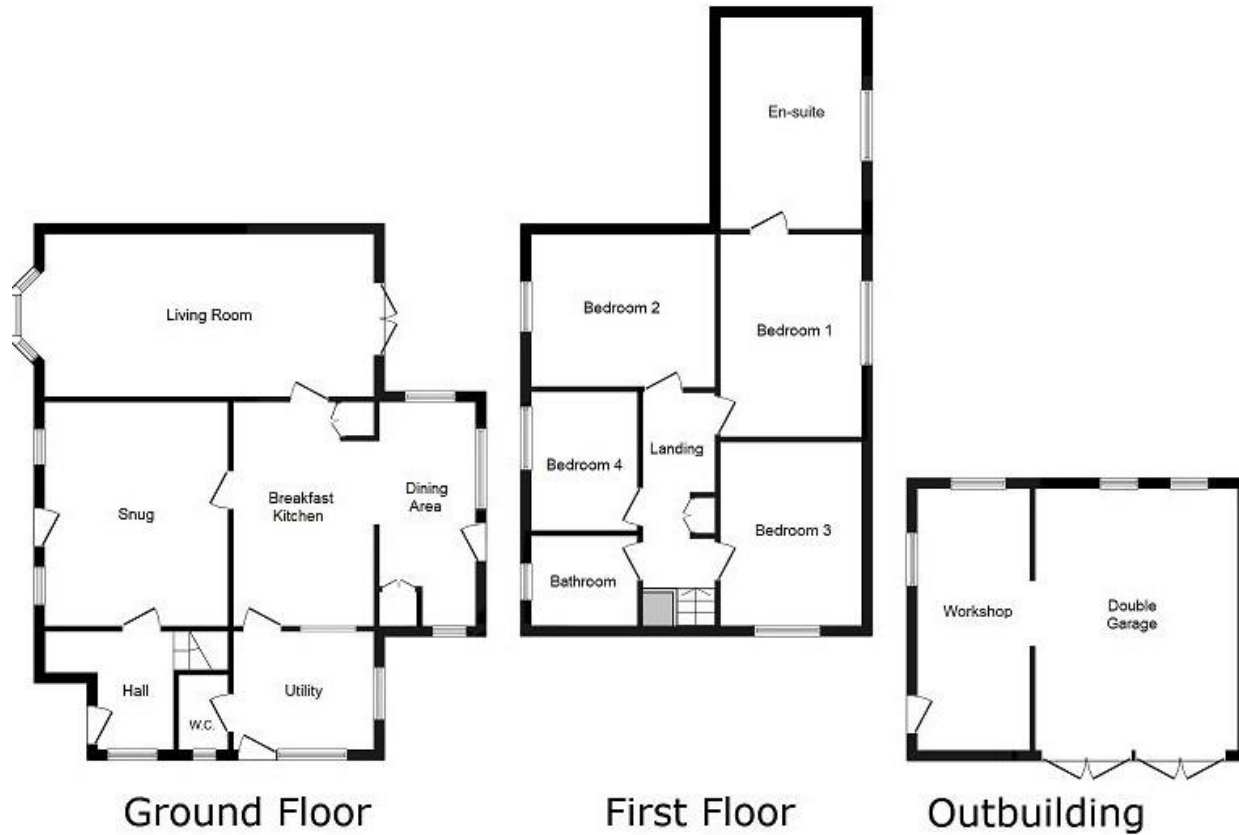






\* A detached, family cottage located on a large, private plot and located in a very desirable area \*

\* Offered with no upward chain \*



To view this property please contact Caley & Kulin on:

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**Council Tax Band:** F

**EPC Rating:** Awaiting EPC

**Tenure:** Freehold

**Version:** CK1858/001



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