



WOLGARSTON WAY, PENKRIDGE

WOLGARSTON WAY, PENKRIDGE, STAFFORD, ST19 5EN

FOR SALE  
£220,000



#### Ground Floor

##### Entrance Hall

Enter the property via a uPVC/partly double glazed front door and having an obscured uPVC/double glazed window to the side aspect, a ceiling light point, wall lighting, a vertical central heating radiator, a carpeted stairway leading to the first floor, laminate flooring, doors opening to the lounge and the kitchen/diner and a uPVC/double glazed door to the rear aspect opening to the garden.

##### Lounge

**11' 1" x 15' 10" (3.38m x 4.82m)**

Having uPVC/double glazed sliding patio doors to the rear aspect opening to the garden, a covered ceiling with a ceiling light point, a central heating radiator, a gas fire with a fireplace surround, laminate flooring and a television aerial point.

##### Kitchen/Diner

**9' 1" x 15' 10" (2.77m x 4.82m)**

Being fitted with a range of wall, base and drawer units with laminate worksurface over and having two uPVC/double glazed windows to the front aspect, a covered ceiling with two ceiling light points, a central heating radiator, a one and a half bowl sink with a mixer tap fitted and a drainer unit, a gas double oven/hob, plumbing for a washing machine, space for an additional under-counter appliance, decorative dado railing, space for an upright fridge/freezer, laminate flooring and a door opening to a pantry.



## First Floor

### Landing

Having wall lighting, carpeted flooring, access to the loft space and doors opening to the three bedrooms and the family bathroom.

### Bedroom One

**11' 2" x 8' 8" (3.40m x 2.64m)**

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, carpeted flooring, fitted, over-bed, wall storage cabinets and a fitted wardrobe.

### Bedroom Two

**10' 9" x 9' 1" (3.27m x 2.77m)**

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

### Bedroom Three

**8' 0" x 6' 9" (2.44m x 2.06m)**

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

### Family Bathroom

Having an obscured uPVC/double glazed window to the front aspect, a ceiling light point, a concealed cistern WC, a wash-hand basin with mixer tap fitted and under-sink storage and a bath with a mixer tap fitted, an electric shower over and a glass shower screen installed.

## Outside

### Front

Having a lawn, decorative slate-chipped borders, various plants, shrubs and bushes and a pathway leading to the front entrance.

### Detached Garage

**17' 8" x 8' 8" (5.38m x 2.64m)**

Having power, lighting, an electric car charging point and an up and over door.

### Rear

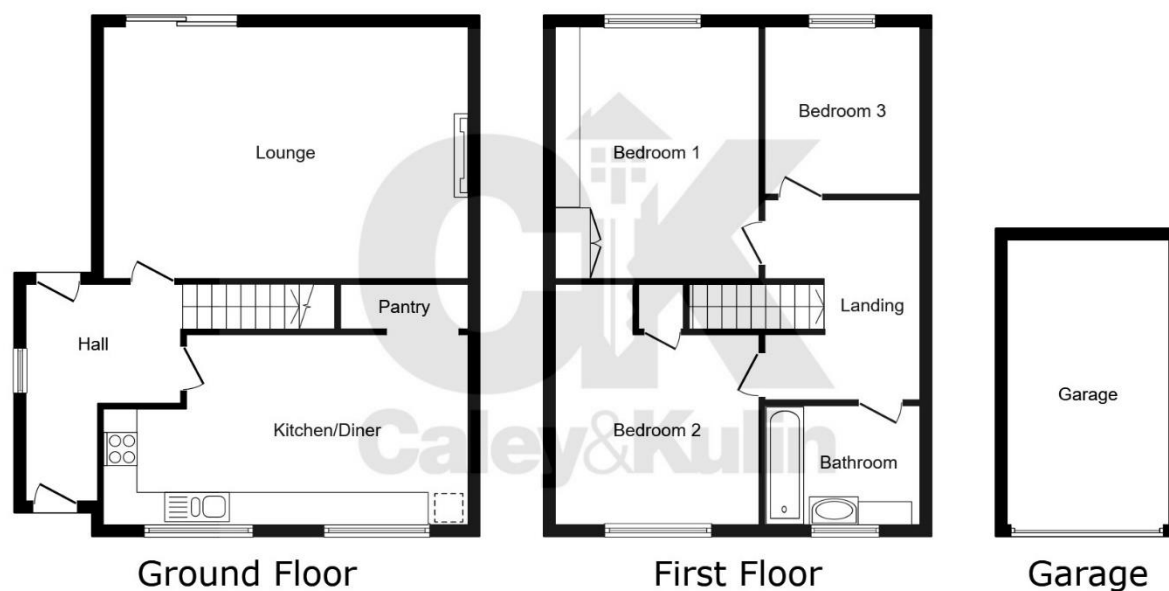
Having a lawn, a patio area, a wooden summerhouse and a wooden gate to the rear opening to an alleyway which allows access to the detached garage.







\* A spacious, three-bedroom family home located in a very desirable area \*



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**Council Tax Band:** C

**EPC Rating:** E

**Tenure:** Freehold

**Version:** CK129/001



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