





Ground Floor

Entrance Porch

Enter via a uPVC/double glazed front door and having uPVC/double glazed windows to the front aspect. A glazed/timber door opens to the dining room and has windows also looking into the dining room.

Dining Room

11' 5" x 13' 10" (3.48m x 4.21m)

Having a ceiling light point, a coved ceiling, a ceiling light point, a central heating radiator, open plan to the lounge, a solid wood door to the understairs cupboard, carpeted flooring and stairs which lead to the first floor.

Lounge

16' 0" x 11' 5" (4.87m x 3.48m)

Having a uPVC/double glazed window to the front aspect, two ceiling light points, a coved ceiling, a central heating radiator, a fireplace with a gas fire fitted and a solid wood door to the kitchen.

Kitchen

21' 10" max x 7' 9" min (6.65m max x 2.36m min)

Being a fitted kitchen with a range of base, wall and drawer units with laminate work surfaces over. Also having a set of timber French doors opening to the conservatory, tiled flooring with under-floor heating, a chrome finished central heating towel rail, tiled splashbacks, ceiling spotlights, a stainless-steel sink with a drainer unit and a mixer tap, a solid wood door to the utility room & downstairs WC and a range of integrated appliances which include; a double gas/fan assisted oven, a four-burner gas hob, an upright fridge/freezer, an extraction hood and a dishwasher.

Conservatory

8' 8" x 10' 9" (2.64m x 3.27m)

Having uPVC/double glazed windows to both the side aspects and the rear aspect. Also having uPVC/double glazed French doors to the rear garden, a ceiling light point and tiled flooring with under-floor heating.

Utility Room & WC

Having laminate work surface, wall units, a tiled floor, a central heating radiator, tiled splashbacks, plumbing for a washing machine, space for a dryer, a WC and a wash hand basin which has a mixer tap fitted.



First Floor

Landing

Having carpeted flooring, a ceiling light point and doors to the three bedrooms and the shower room.

Bedroom One

11' 5" x 13' 9" (3.48m x 4.19m)

Having a uPVC/double glazed window to the front aspect fitted with a roller blind, carpeted flooring, a central heating radiator, a ceiling light point and a door to the en-suite WC.

En-Suite WC

Having a WC, carpeted flooring, a ceiling light point, tiled splashbacks and a wash hand basin with mixer taps fitted.

Bedroom Two

10' 8" x 10' 6" (3.25m x 3.20m)

Having a uPVC/double glazed window to the front aspect fitted with a roller blind, carpeted flooring, a central heating radiator, a ceiling light point and a door to the built-in wardrobe/cupboard.

Bedroom Three

10' 1" x 7' 5" (3.07m x 2.26m)

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

Shower Room

Having two uPVC/double glazed windows to the rear aspect one of which is fitted with a roller blind, a chrome finished towel rail, a tiled floor with under-floor heating, partly tiled walls, a WC, a wash hand basin with a mixer tap fitted, base units with a laminate work surface over, a double-width step-in shower cubicle with a thermostatic shower installed and a door opening to a storage cupboard which houses the gas combination boiler..

Outside

Front

Having a large tarmac driveway which is suitable for several cars. Also having outdoor courtesy lighting.

Rear Garden

A large, mature, well established rear garden which is mainly lawn and has both a paved and decked area and is beautifully maintained.

Summer House/Home Office

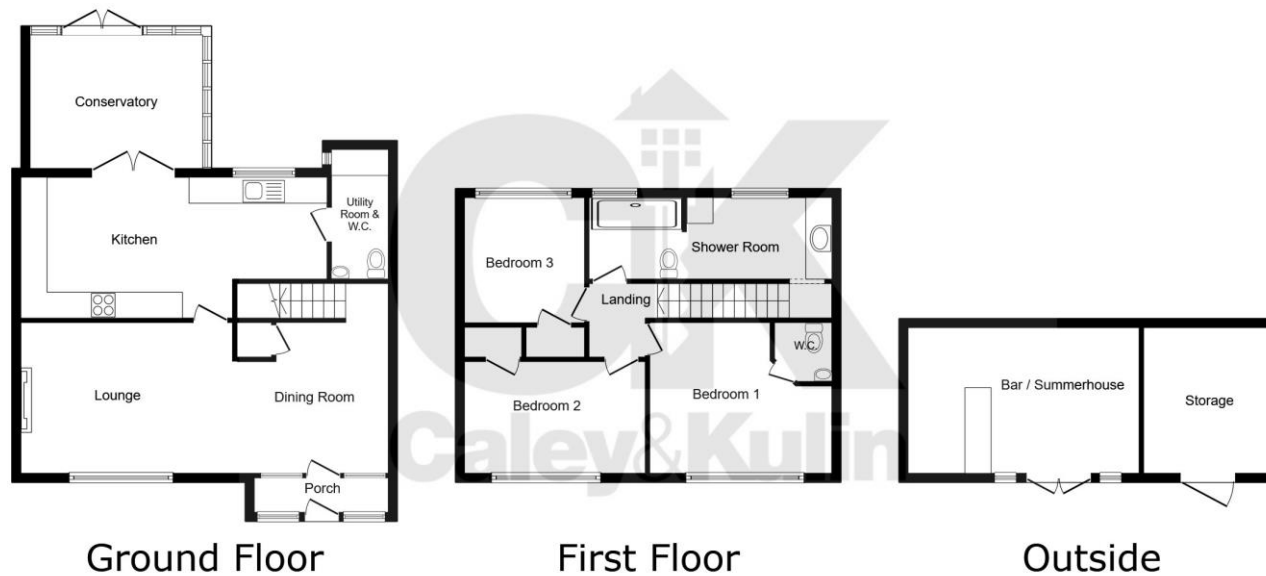
Being a detached summer house located in the rear garden and having power, lighting and a bar. You access the summer house via French doors which have windows either side. Adjoining the summerhouse is a storage room.











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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

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EPC Rating: D

Tenure: Freehold

Version: CK855/001



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