



Cannock Road | Penkridge, Stafford | ST19 5DX

Open To Offers £180,000



Summary

** NO CHAIN ** SOUGHT AFTER VILLAGE LOCATION ** DATING TO 1500's ** VIEWING ADVISED ** GREAT FIRST TIME BUYER PURCHASE ** PREVIOUS TENANTED AT £750PCM ** VERY WELL PRESENTED ** WALKING DISTANCE TO VILLAGE CENTRE ** STUNNING LANDSCAPED GARDENS ** SUMMER HOUSE ** STUNNIG KITCHEN & SHOWER ROOM **

Webbs Estate Agents are pleased to offer for sale a STUNNING COTTAGE in the village of Penkridge, which lies in the heart of the Village, offering excellent access to local shops and amenities, having excellent transport links. Ideal Buy To Let Investment or First Time Buyer Purchase. In brief, consisting a lounge with an original fireplace, REFITTED kitchen with integrated appliances, a landing leading to a double bedroom and REFITTED shower room. Externally there is a stunning landscaped garden with a summer house/home office. VIEWING STRONGLY ADVISED

Key Features

- MODERN KITCHEN
- SUMMER HOUSE
- NO CHAIN
- POPULAR VILLAGE LOCATION
- VIEWING IS ADVISED
- WELL PRESENTED
- SHOWER ROOM
- CHARMING COTTAGE
- BEAUTIFUL REAR GARDEN

Rooms and Dimensions

AWAITING VENDOR APPROVAL

LIVING ROOM

14'4 x 9'7 (4.37m x 2.92m)

FITTED KITCHEN

14'8 x 5'1 (4.47m x 1.55m)

LANDING

DOUBLE BEDROOM

9'0 x 9'6 (2.74m x 2.90m)

SHOWER ROOM

STUNNING LANDSCAPED GARDEN

SUMMER HOUSE





GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.

1ST FLOOR
249 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.2 sq.m.) approx.

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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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Key Average Energy Cost - lower energy costs</p> <p>100-125 £/annum A</p> <p>125-150 £/annum B</p> <p>150-175 £/annum C</p> <p>175-200 £/annum D</p> <p>200-225 £/annum E</p> <p>225-250 £/annum F</p> <p>250-300 £/annum G</p>	<p>80</p>	<p>Key Annual CO₂ Emissions - lower CO₂ emissions</p> <p>10-15 tCO₂e/annum A</p> <p>15-20 tCO₂e/annum B</p> <p>20-25 tCO₂e/annum C</p> <p>25-30 tCO₂e/annum D</p> <p>30-35 tCO₂e/annum E</p> <p>35-40 tCO₂e/annum F</p> <p>40-45 tCO₂e/annum G</p>	<p>69</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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