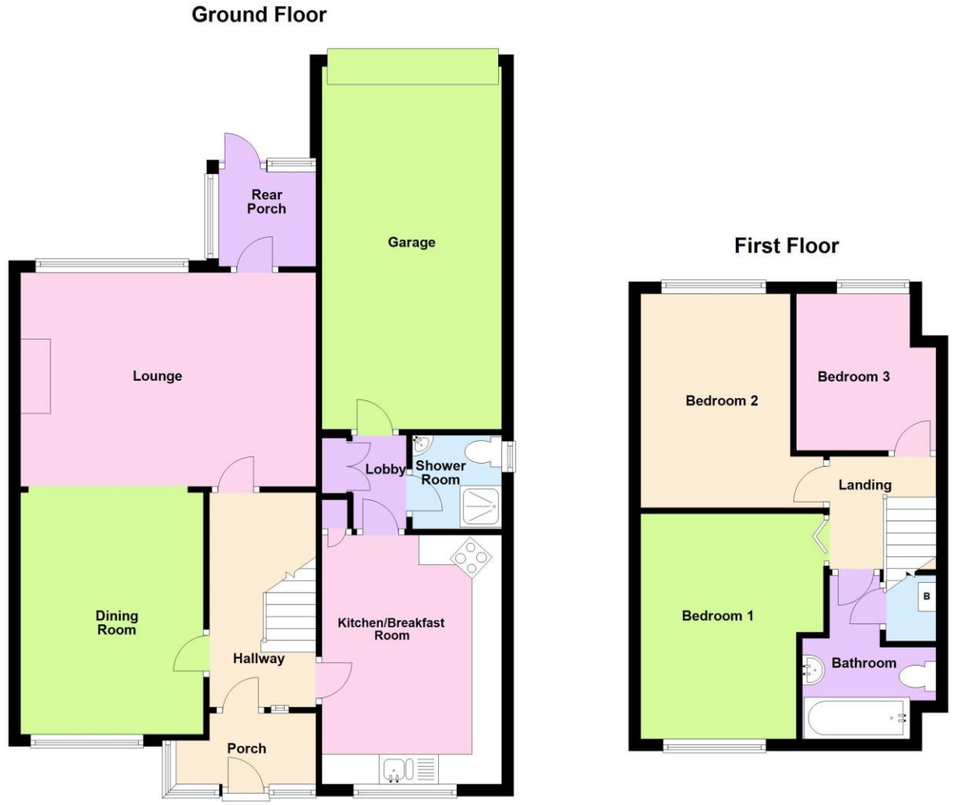

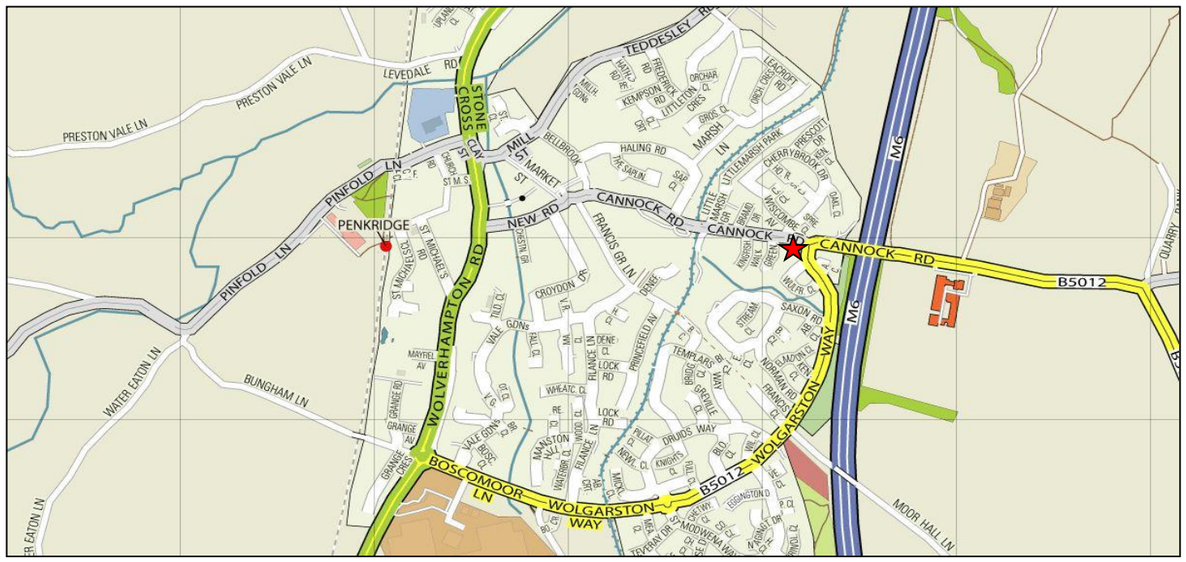

AGENTS NOTE: *Clothier & Day and their clients give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Please note that our room sizes are now quoted in metres on a wall to wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements. It should not be assumed that the property has all necessary planning, building regulation or other consents, and Clothier & Day has not tested any services, equipment or facilities. Clothier & Day are not qualified to carry property surveys, and recommend that purchasers satisfy themselves by inspection, survey or otherwise, as to the condition of the property, or any item being offered for sale with the property.* ***Brochure prepared****: January 2021.* ***Photos taken****: January 2021.*

Clothier & Day

Independent Estate & Letting Agents

2 WOLGARSTON WAY, PENKRIDGE, NR STAFFORD, ST19 5EN

EXTENDED 3 BED SEMI DETACHED HOUSE & GARAGE ON A CORNER PLOT

OFFERS IN THE REGION OF: £235,000

DIRECTIONS: From the A449 Wolverhampton/Stafford Road, at the traffic island, exit onto the B5012 Boscomoor Lane/Wolgarston Way. Continue to the last traffic island, just before it's junction with Cannock Road, where Number 2 can be found on the left hand side of the road, evidenced by a Clothier & Day For Sale Board.

Penkridge lies on the A449 trunk road, mid way between junctions 13 and 12 of the M6 motorway, with its link to the M6 Toll Road, and is ideal for commuting to either Stafford or Wolverhampton. This house is located just a short distance from the village centre with its shops, bars, market and local schooling.

Accommodation in brief: **THROUGH RECEPTION HALLWAY. REAR FAMILY LOUNGE. DINING ROOM. BREAKFAST KITCHEN. GROUND FLOOR SHOWER ROOM & WC. 3 BEDROOMS. BATHROOM. UPVC DOUBLE GLAZED. GAS CENTRAL HEATING. GOOD SIZE GARAGE. SIDE ACCESS TO DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES. LARGE GOOD SIZE REAR GARDEN. CORNER PLOT. INTERNAL VIEWING IS ESSENTIAL TO APPRECIATE THE POTENTIAL OF THIS PROPERTY. MUCH SOUGHT AFTER LOCATION. EARLY VIEWING IS ESSENTIAL TO AVOID DISAPPOINTMENT. PRICED TO REFLECT SOME UPDATING REQUIRED. NO UPWARD CHAIN.** CD210106

Clothier & Day 1 Eastgate Street, Stafford, ST16 2NQ 01785 225205 www.clothierandday.com www.rightmove.co.uk

This extended semi detached property is entranced via a UPVC double glazed door into

ENCLOSED PORCH The Porch has a tiled floor and UPVC double glazed windows around. Leading from the Porch there is a timber door with timber and glazed window unit to the side which leads to

THROUGH HALLWAY Having stairs to First Floor. Door on the left leads to the Lounge/Dining Room. At the end of the Hall there is a door which leads to the enlarged Lounge Area. The Hall itself has a wood block floor, panel radiator, smoke alarm, door to an under stairs storage cupboard which houses the gas meter, electricity meter and fuse box. Telephone point. Power points. Additional timber and glazed door which leads to

BREAKFAST KITCHEN (4.00m (13ft 2ins) x 3.03m (10ft 0ins)) Having front facing UPVC double glazed window. Number of base and wall units in a wood finish which form an 'L' shape around the room. One and a half bowl single drainer sink top with chrome mixer tap. Space and plumbing for automatic washing machine. Space for a slot-in slim line dishwasher. The tall unit has provision for an upright refrigerator/freezer. Display units to the Kitchen. Space for a slot-in cooker, dual power available. Power points. Timber and glazed door which leads to

REAR HALLWAY Having door off to the right to a Ground Floor Shower Room and WC. Doors to the left providing additional storage. At the end of the Hall there is a door which leads to the Garage.

SHOWER ROOM/WC Having side facing timber framed window. Low level WC. Shower cubicle with electric shower. Corner wash basin with chrome taps. Panel radiator.

DINING ROOM (3.69m (12ft 1ins) x 3.06m (10ft 1ns)) The Dining area is front facing with UPVC double glazed window, an archway leads to the wide Lounge area. The Dining area has a panel radiator along with power points.

LOUNGE (5.00m(16ft 5ins) x 3.65m (12ft 0ins)) The Lounge area, having return door to the Hall. UPVC double glazed window with panel radiator beneath, overlooking the rear garden. Timber framed fire surround with marble hearth and back and fitted coal effect gas fire. Power points. Television point. Timber and glazed door which leads to

REAR PORCH Being of a timber and glazed construction, having tiled floor and exit door to the rear garden.

FIRST FLOOR

LANDING AREA Having access point to the loft space. Smoke alarm. Power point.

BEDROOM 1 (3.77m (12ft 5ins) x 2.62 (8ft 7ins) extending 3.10m (10ft 2ins)) Having front facing UPVC double glazed window. Panel radiator. Power points.

BEDROOM 2 (3.62m (11ft 11ins) x 2.55m (8ft 5ins) excluding door recess area) Having rear facing UPVC double glazed window. Panel radiator. Power point.

BEDROOM 3 (2.65m (8ft 8ins) max x 2.36m (7ft 9ins) max) Having rear facing UPVC double glazed window. Panel radiator. Power points.

BATHROOM Having front facing UPVC double glazed window. Coloured suite comprising panel bath with Victorian style bath filler, diverter valve to hand held shower attachment with wall bracket, low level WC, pedestal wash hand basin. Part tiled walls. White towel rail/radiator. Built in over stair head storage cupboard, used as an airing cupboard housing the gas combination boiler for both central heating and hot water.

GARAGE Being of a good size and benefits from having power and lighting installed. Access for vehicles from the rear garden area is via a metal up and over door.

OUTSIDE

The property benefits from being situated on a corner plot. The front garden and pedestrian access is via Wolgarston Way and vehicle access to the rear garden and garage is via Cannock Road. Three steps lead down for pedestrian access from the front into the front garden, which is enclosed with conifer hedging. Slab pathway leads to the Porch with lawn area to the side. Vehicle access is via a drop kerb and tarmacadam driveway which leads through wrought iron double gates to the rear garden, where the parking area is laid with block paving. The garden itself is enclosed with a mixture of block fencing and brick columns. Central lawn laid area with shrubs. As previously stated access for vehicles is from this area into the Garage. Outside water tap and security lighting.

TENURE We are advised Freehold, confirmation to be obtained from the Vendors Solicitors.

SERVICES All mains services are connected. Telephone subject to normal terms and conditions. The gas and electrical appliances mentioned have not been tested by us and Purchasers are therefore advised to undertake their own tests should they consider this necessary.

THE PROPERTY IS OFFERED SUBJECT TO CONTRACT

VACANT POSSESSION UPON COMPLETION