



**PAUL  
CARR**

Athelstan Close, Penkridge,  
Stafford, ST19 5DQ

**£299,950**

Paul Carr Estate Agents are delighted to present this well presented three-bedroom semi-detached family home, situated on a quiet cul-de-sac in the sought-after village of Penkridge.

The ground floor accommodation briefly comprises an entrance porch leading into an enclosed hallway, a bay-fronted lounge, an open plan kitchen-diner fitted with modern shaker-style cabinetry and integrated appliances, a separate utility room, a versatile converted family room and a bright conservatory providing access to the rear garden. Completing the ground floor is a contemporary shower room, newly fitted this year.

To the first floor are three well-proportioned bedrooms along with a modern and well-appointed family bathroom.

Set within a peaceful residential position, the property enjoys a generous block-paved driveway providing parking for multiple vehicles. The spacious rear garden is predominantly laid to lawn and also benefits from a seating area, storage shed and uninterrupted views over the rear tree line.

This impressive home offers an excellent opportunity for families seeking spacious and versatile accommodation in a desirable village location, with convenient access to local amenities, transport links and highly regarded schools. Early viewing is highly recommended to fully appreciate everything this superb home has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C.

Services Connected: Gas, Electricity, Water, Drainage.

Viewings: Strictly via appointment through our Cannock Residential Sales Department on 01543 398968

or via [Cannock@paulcarrestateagents.co.uk](mailto:Cannock@paulcarrestateagents.co.uk)



**PAUL  
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Estate Agents  
Sales & Lettings

**Entrance Porch**

**Hallway**

**Lounge**

**15' 1" x 12' 0" (4.60m x 3.67m)**

**Kitchen-Diner**

**10' 8" x 15' 2" (3.24m x 4.63m)**

**Utility**

**12' 0" x 7' 7" (3.65m x 2.32m)**

**Family Room**

**16' 6" x 7' 7" (5.02m x 2.31m)**

**Downstairs Shower Room**

**4' 9" x 4' 8" (1.45m x 1.41m)**

**First Floor Landing**

**Bedroom One**

**14' 8" x 8' 6" (4.47m x 2.58m)**

**Bedroom Two**

**10' 11" x 8' 6" (3.32m x 2.59m)**

**Bedroom Three**

**9' 10" x 6' 6" (3.00m x 1.97m)**

**Family Bathroom**

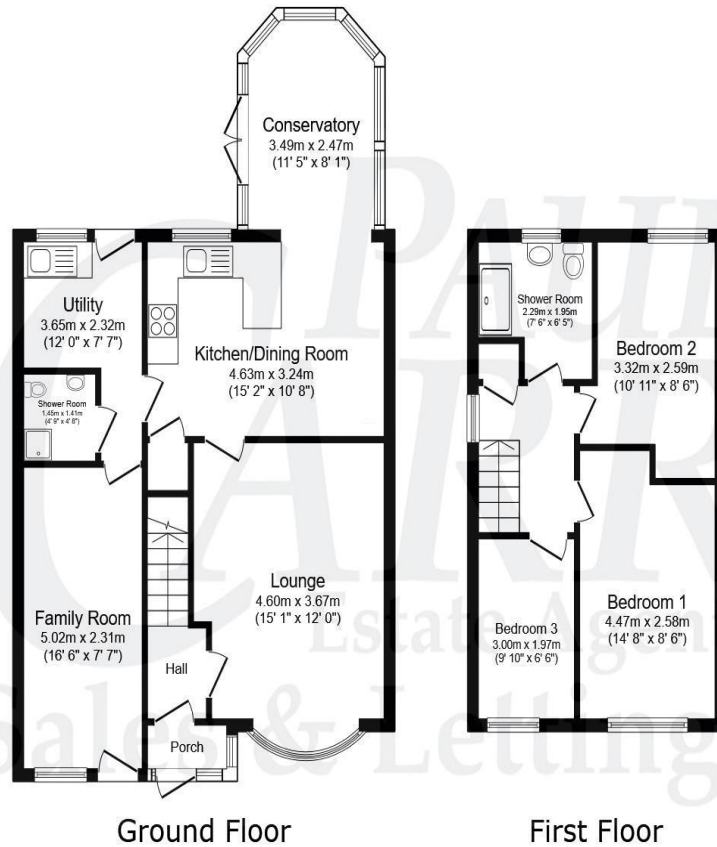
**7' 6" x 6' 5" (2.29m x 1.95m)**





# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

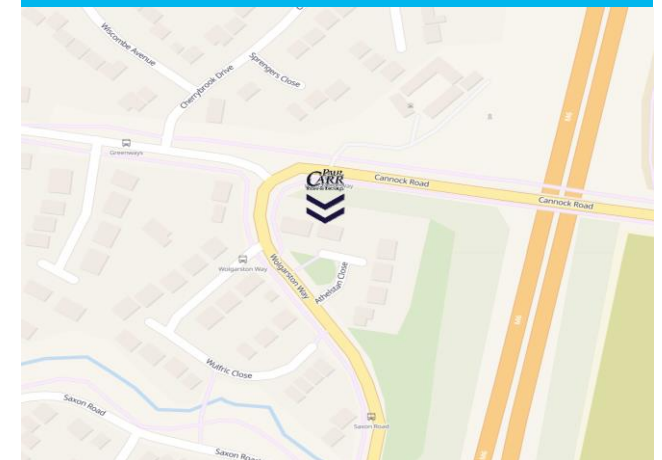


Total floor area: 105.6 sq.m. (1,136 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

## Energy Performance Rating

## Map Location







**Agent's Note:**

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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