



Lovett & Co.
estate agents



The Villas
Wolverhampton Rd, Penkridge



Lovett&Co. Estate Agents are pleased to offer for sale this spacious three bedroom semi-detached family home which occupies a sizeable plot with generous rear garden.

The property is being offered with NO ONWARD CHAIN.

Internally, the accommodation comprises: entrance hallway, spacious front lounge, open plan kitchen-diner with opening to the rear sun room, landing, family bathroom, three double bedrooms and a modern fitted en-suite.

Outside, off road parking is accessed via the gated car port through the large rear garden, which extend over 90ft to the rear. The garden features fenced borders, large patio and gravel areas making it perfect for entertaining, guest and for families to to enjoy, with the garden capturing the sun all day long. There is also an outbuilding with lighting and electric, ideal for conversion into a garden room or home office.

The location benefits from a variety of amenities in the sought after village of Penkridge, including bank, dentists, local shop, public house and local canal ideal for dog walkers. Also a short drive away, Cannock and Stafford both offer a further range of shops, bars, restaurants and supermarkets within the town. Commuter benefits include local bus service, excellent motorway links as well as intercity and national rail links at Penkridge & Cannock train stations.

RECEPTION HALL:

UPVC entrance door, carpeted flooring, ceiling light point, stairs to first floor, and door to lounge.





LOUNGE:

14' 0" x 12' 6" (4.27m x 3.80m)

Feature fireplace with electric fire, carpeted flooring, ceiling light point, bay window to the front and French doors to the kitchen-diner.

KITCHEN-DINER:

17' 3" x 8' 11" (5.27m x 2.71m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated Bosch oven and grill, plus 4 ring hob, space and plumbing for white goods, wall tiling, tiled flooring, ceiling lights, radiator, under stairs pantry cupboard, door to the car port, window to the rear, opening to the sun room.

SUN ROOM:

9' 6" x 9' 10" (2.90m x 3.00m)

Tiled flooring, ceiling light points, radiator, windows to side and French doors to the garden.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and access to the loft space.

BEDROOM ONE:

8' 0" x 14' 6" (2.44m x 4.43m)

Carpeted flooring, radiator, ceiling light point, window to front and door to the en-suite.

EN-SUITE:

Modern fitted suite comprising: walk in shower cubicle, low level WC, wash hand basin, tiled walls and flooring, spot lights, radiator and window to the rear.

BEDROOM TWO:

14' 1" x 9' 11" (4.28m x 3.01m)

Built in cupboard, carpeted flooring, ceiling light point, radiator and window to front.





BEDROOM THREE:
 8' 8" x 11' 9" (2.65m x 3.57m)
 Built in wardrobes, carpeted flooring, ceiling light point, radiator and window to the rear.

FAMILY BATHROOM:
 White suite comprising: bath with shower attachment, pedestal wash hand basin, low level W/C, wall tiling, carpeted flooring, ceiling light, radiator, window to rear and airing cupboard housing the boiler.

VIEWING:
 Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	72 C
39-54	E		
21-38	F		
1-20	G		



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