



£260,000

🔑 TENURE: **Freehold** 📊 EPC RATING: **TBC** 💷 COUNCIL TAX BAND: **C**

## Penkrige Stafford

Filance Close Penkrige  
Stafford Staffordshire



*This is an opportunity which doesn't come around very often. A generous and superbly appointed two bedroom semi-detached bungalow in the highly desirable market town of Penkrige, situated in this delightful and tranquil Cul-de-Sac.*

Internally, the accommodation comprises of an entrance hall, spacious lounge diner, kitchen, two bedrooms and a shower room. Externally, having a stunning well kept private garden with a driveway to the front and a single garage, With vacant possession and no upward chain this property certainly won't be around for long, as it is incredibly rare for a property like this to come to the market, so don't miss out and book in your viewing today!

- Sought After Village Location
- Rare Opportunity In Popular Cul De Sac
- Semi-Detached Bungalow
- Garage, Driveway & Ample Off-Road Parking
- Superb Well Manicured Gardens
- Convenient For Local Amenities, Including Bus Routes

You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkrige, Staffordshire, ST19 5AA

**01785 715555**

hellopenkrige@dourishandday.co.uk





## Agents Note

Note: The property is offered for sale subject to the grant of probate, which has been applied for.

## Entrance Hallway

An inviting & spacious entrance hall, having a dado rail, loft access hatch, a radiator, and doors to;

## Lounge/Diner 23' 5" x 16' 7" (7.14m x 5.05m)

A spacious good sized rear facing lounge/diner, with an inset living flame gas fire set within a decorative surround, ceiling coving, dado rail, two radiators, a double glazed sliding patio door to rear patio, and internal door to;

## Kitchen 9' 10" x 9' 9" (2.99m x 2.96m)

A smart rear facing kitchen fitted with a range of wall, base & drawer units with work surfaces over incorporating an inset sink unit with chrome mixer tap with space & plumbing for kitchen appliances. There is splashback tiling to the walls, tile effect laminate flooring, a radiator and double glazed window & door to rear garden.



You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

**01785 715555**

[hellopenkridge@dourishandday.co.uk](mailto:hellopenkridge@dourishandday.co.uk)

**Bedroom One** 12' 6" x 11' 0" (3.81m x 3.36m)

Having a feature dado rail, radiator, double glazed window to front elevation.

**Bedroom Two** 10' 0" x 9' 0" (3.05m x 2.74m)

Having feature dado rail, laminate flooring, built-in wardrobes, radiator and double glazed window to front elevation.

**Shower Room** 7' 10" x 7' 4" (2.40m x 2.23m)

Fitted with a suite comprising low-level WC, pedestal wash basin & tiled shower cubicle with an electric shower. There is tiled walls, radiator, vinyl flooring, door to storage cupboard and double glazed window to side elevation.

**Outside Front**

The property is approached over a driveway providing off-street vehicle parking and access to the garage and entrance door. There is a well-manicured lawn to the side with a variety of established flowerbeds, plants & shrubs.

**Garage** 20' 6" x 7' 9" (6.24m x 2.35m)

With twin opening doors to front and a window & door to rear.

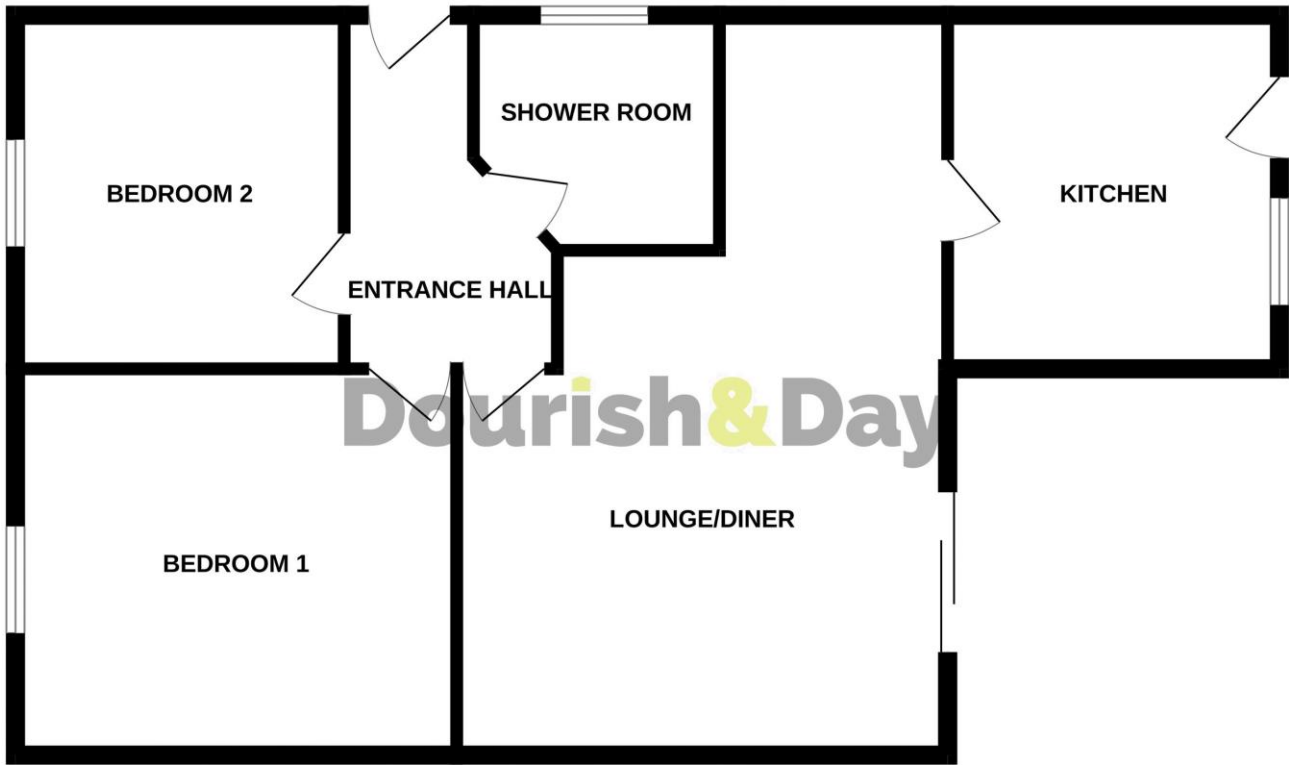
**Outside Rear**

A private & superbly presented pleasant garden with a paved patio seating area, the majority being laid to lawn with a variety of established flowerbeds, plants & shrubs. The garden also has a secondary paved patio seating area and is enclosed by panelled fencing.





## GROUND FLOOR



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.  
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

TBC



**IMPORTANT NOTICE** Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

**01785 715555**

hellopenkridge@dourishandday.co.uk