



Offers Over £185,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💰 COUNCIL TAX BAND: B

Penkrige Stafford

Grange Road Penkrige
Stafford Staffordshire



In a market place short of opportunities for either the first time purchaser or buy to let, this is sure to be popular! Located on the fringes of Penkrige Village which has an array of amenities including a GP surgery, mini supermarkets, shops galore, great commuting links via train station and road via M54 & M6.

Great schooling from Nurseries to a College and everything in between. This ideal starter home in the form of a well presented mid terrace has three bedrooms, a first floor bathroom, good size lounge, entrance porch/utility, kitchen diner, good size low maintenance rear garden. Book your viewing now!

- Ideal First Time Purchaser Or Investment Property
- Three Bedrooms & Family Bathroom
- Lounge & Kitchen/Diner
- Great For Penkrige Village, Road & Rail Links
- No Onward Chain
- Low Maintenance Rear Garden

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

4 Crown Bridge, Penkrige, Staffordshire, ST19 5AA

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Entrance Porch / Utility 7' 9" x 4' 8" (2.35m x 1.43m)

Being accessed through an entrance door and having a double glazed window, the good sized entrance porch has fitted work surfaces and space for a washing machine, wood panelling to surrounds and an internal timber glazed door leading to:

Open Plan Kitchen / Dining Room

Dining Area 9' 2" x 8' 6" (2.79m x 2.60m)

Having laminate floor, space for a fridge/freezer, additional space for a table and chairs, radiator, double glazed window to the front elevation, open plan arches lead to both the kitchen and living room.

Kitchen Area 9' 10" x 5' 10" (2.99m x 1.77m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset sink unit and chrome mixer tap. Fitted oven and halogen hob, tiled splashbacks, laminate floor, space for fridge and double glazed window to the front elevation.



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Living Room 14' 7" x 13' 11" (4.44m x 4.23m)

Having an inset electric fire set within an Adams style fire surround, laminate floor, radiator and stairs leading to the first floor accommodation. There is a double glazed door and window giving views and access to the rear garden.

First Floor Landing

Having access to loft space and airing cupboard.

Bedroom One 14' 1" x 8' 6" (4.28m x 2.59m)

Having a radiator and double glazed window to the rear elevation.

Bedroom Two 10' 9" x 8' 6" (3.27m x 2.59m)

Having a radiator and double glazed window to the front elevation.

Bedroom Three 8' 2" x 5' 10" (2.49m x 1.78m)

Having a radiator and double glazed window to the rear elevation.

Family Bathroom 6' 5" x 5' 9" (1.95m x 1.75m)

Having a white suite comprising of a panelled bath with electric shower over, pedestal wash basin with chrome taps and low level WC. Tiled walls, vinyl floor, coving, a radiator and double glazed window to the front elevation.

Outside - Front

There is a paved pathway and the remainder of the garden is mainly laid to lawn.

Outside - Rear

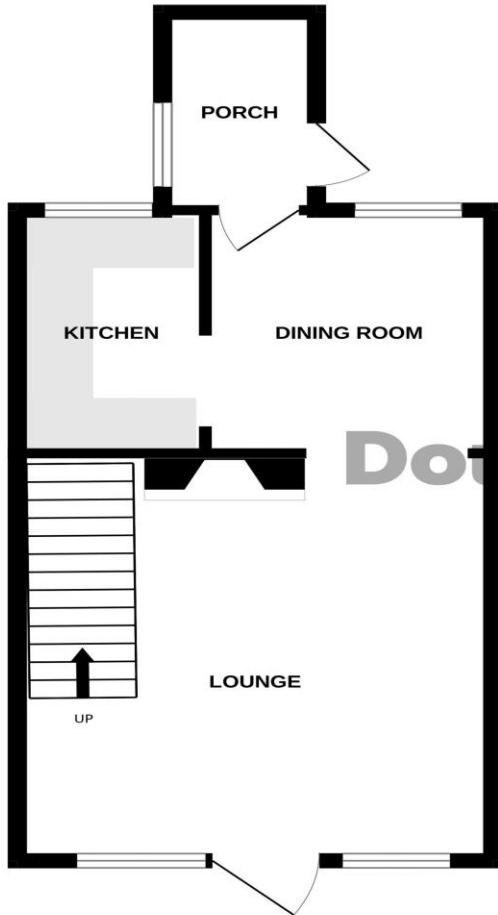
The low maintenance and improved rear garden includes an extensive Astro lawned garden and has a paved patio seating area. There are beds with plants and shrubs, the garden is enclosed by panel fencing with pedestrian rear gate.

Garage

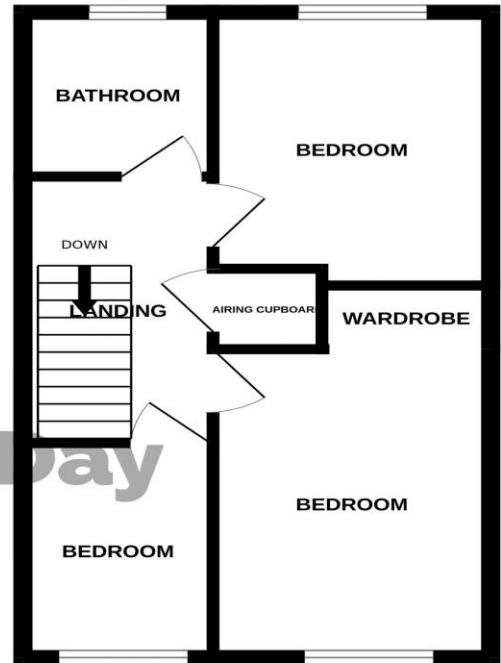
There is a single garage which is located within a block of garages.



GROUND FLOOR



1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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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