



Offers in the Region
Of £265,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: B

Penkridge Stafford

Broc Close Penkridge
Stafford Staffordshire



If you are looking for a property that is superbly presented throughout with spacious room proportions and in a highly desirable location then this is definitely the home for you! The property sits on a good sized corner plot with the accommodation comprising an entrance hall, spacious lounge, a re-styled kitchen diner to the ground floor. Upstairs are three bedrooms and a smart bathroom. Outside is that spacious corner plot with a driveway leading to the separate detached garage whilst the enclosed rear garden is mainly turfed and well manicured. The property really does tick all of those boxes and is sure to be a hit with any first or second time buyers or indeed any down sizers. This property thoroughly deserves a closer look so book in your viewing today. Situated within walking distance of sought after local schooling and the twice weekly market village of Penkridge.

- Superb Corner Plot & Well Presented
- Three Bedroom Semi Detached
- Smart Kitchen Diner & Living Room
- Detached Garage & Driveway
- Walking Distance To Schools
- Great For Village Center

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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk



Entrance Hall

Situated to the side elevation, inviting with oak flooring, a radiator, stairs off to the first floor landing & accommodation, double glazed window & door to side, and internal doors to;

Living Room 15' 10" x 11' 0" (4.83m x 3.36m)

Having a feature decorative fire surround housing an electric fire, ceiling coving, ceiling spotlights, a radiator, and two double glazed windows to the front elevation.

Kitchen/Diner 16' 1" x 9' 1" (4.89m x 2.76m)

A smart rear facing kitchen/diner with a range of wall, base & drawer units having fitted work surfaces over incorporating an inset sink unit with chrome mixer tap & tiled splashbacks. There is space(s) & plumbing for kitchen appliance(s), a useful understairs storage cupboard, space for a table & chairs, tiled flooring, ceiling spotlights, a radiator, double glazed window & door to rear garden.

First Floor Galleried Landing

With loft access hatch, ceiling coving, and internal doors to;



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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk

Bedroom One 11' 1" x 8' 8" (3.38m x 2.64m)

Having a built-in wardrobe, radiator, and a double glazed window to the front elevation.

Bedroom Two 9' 2" x 9' 1" (2.79m x 2.78m)

Having a built-in wardrobe, radiator, and a double glazed window to the rear elevation.

Bedroom Three 8' 0" x 6' 10" (2.45m x 2.08m)

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

Bathroom 6' 6" x 6' 2" (1.97m x 1.88m)

A smart bathroom, comprising of a panelled bath with shower over & chrome fittings, and a screen to side, a vanity wash hand basin with a cupboard beneath, and a low-level flush WC with an enclosed cistern. There is part-tiled walls, vinyl flooring, ceiling spotlights, a chrome towel radiator, and a double glazed window to the rear elevation.

Outside Front

The property is positioned on a pleasant corner plot, with wrap-around lawned garden areas, pathway, and a driveway to the rear providing access to the garage.

Garage 16' 0" x 8' 0" (4.88m x 2.44m)

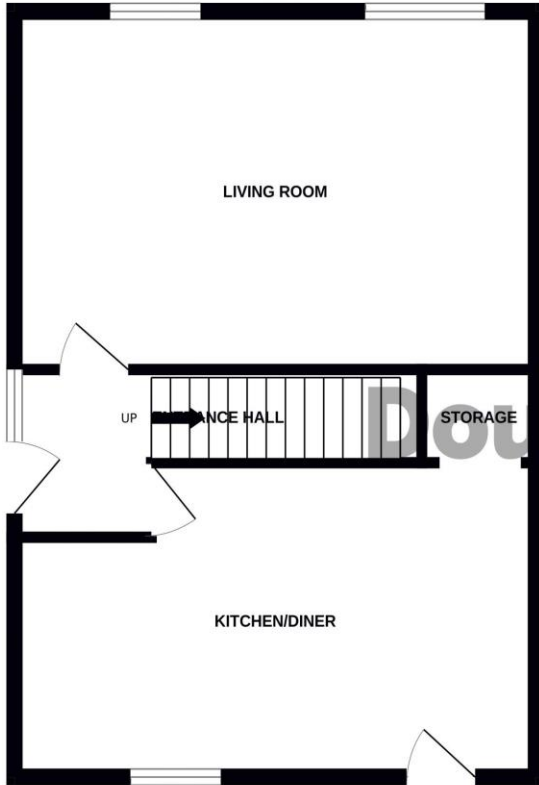
A detached garage with twin garage doors to driveway, and access gate to rear garden.

Outside Rear

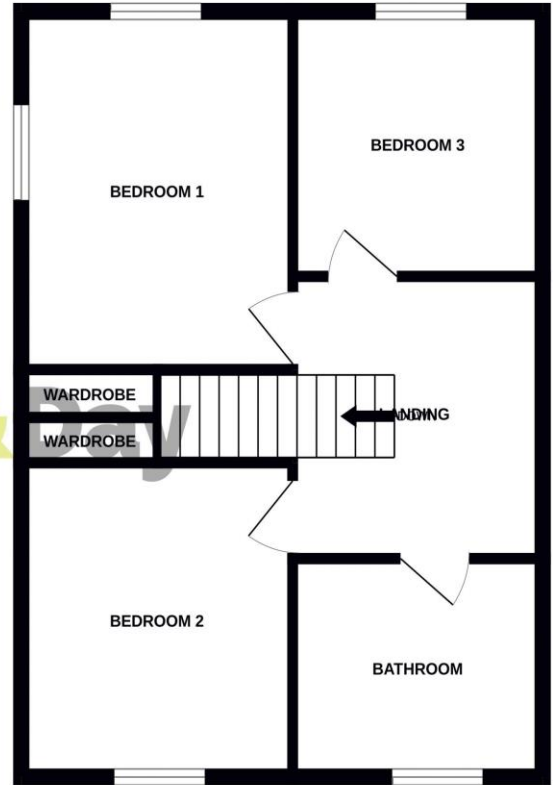
A well manicured rear garden with a paved patio seating area, the majority being laid to lawn, two outside taps, one cold, and the other hot feeds, space for shed, and enclosed by panelled fencing.



GROUND FLOOR



1ST 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			
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



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