



£260,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

🏠 COUNCIL TAX BAND: C

Penkridge Stafford

Wulfric Close Penkridge
Stafford Staffordshire



With modest elevations from the kerbside, you'll soon feel the 'power of the wolf' as you cross the threshold of this truly delightful home, an entrance porch gives access to the centre hall that neatly apportions the daytime living spaces.

A modern breakfast kitchen, the Living room enjoys the pleasant outlook over their private garden which leads to the further sitting room/playroom. Upstairs, a modern three-piece shower suite serves three bedrooms to complete the accommodation. All rooms are well presented. Outside, a well manicured attractive frontage flanks a driveway that provides off-road parking and access into the garage, while at the rear is an enclosed lawned garden with a spacious patio. Walking distance to Wolgarston High school, main line train station to London Euston, twice weekly market and village centre.

- Sought After Village Location
- Three Bedroom Semi Detached
- Two Ground Floor Receptions
- Pleasant Rear Garden & Generous Patio
- Garage & Driveway
- Walking Distance To Wolgarston

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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk



Agents Note

This property is subject to Probate which we believe has been granted.

Entrance Porch

Being accessed through a double glazed door and having a double glazed window and further double glazed door leading to:

Entrance Hall

Having wooden floor, feature dado rail, stairs to first floor with under stairs storage cupboard and radiator.

Living Room 16' 5" x 11' 11" (5.00m x 3.62m)

Having exposed wooden floor, feature dado rail, coving, two double glazed windows to the rear elevation.

Sitting / Playroom 11' 3" x 7' 4" (3.43m x 2.23m)

Having a tiled floor, coving, dado rail and double glazed sliding patio door leading to the rear garden. Internal door to the garage.



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Kitchen 12' 2" x 10' 0" (3.71m x 3.04m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset sink unit with tiled splashbacks. Spaces for cooker, washing machine and fridge/freezer. Fitted breakfast bar, tiled floor, radiator and double glazed window to the front elevation.



First Floor Landing

Having vinyl flooring, access to loft space and double glazed window to the side elevation.

Bedroom One 12' 4" x 10' 1" (3.75m x 3.08m)

Having built-in wardrobes, laminate floor, radiator and double glazed window to the front elevation.

Bedroom Two 11' 11" x 8' 3" (3.62m x 2.52m)

Having laminate floor, coving, radiator and double glazed window to the rear elevation.



Bedroom Three 8' 8" x 7' 10" (2.64m x 2.39m)

Having laminate floor, dado radiator and double glazed window to the rear elevation.

Refitted Shower Room 7' 5" x 9' 1" (2.26m x 2.77m)

A smart, refitted shower room having a tiled walk-in shower cubicle with fitted shower and screen, vanity wash hand basin with cupboard beneath and low level WC. Storage cupboard, tiled floor, ceiling spotlights, radiator and double glazed window to the front elevation.



Outside - Front

There is a well manicured lawn area and a drive provides off-road parking and leads to:

Garage 14' 1" x 7' 9" (4.30m x 2.37m)

Having an electric roller door to the front and an internal door to the sitting/play room.

Outside - Rear

The private and generous sized, well manicured rear garden includes a spacious full-width paved patio area overlooking the remainder of the garden being mainly laid to lawn with a variety of beds having plants and shrubs and is enclosed by panel fencing.



Floor Plan Awaited

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			



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