



£360,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

🏠 COUNCIL TAX BAND: **D**

## Penkrige Stafford

Wiscombe Avenue Penkrige  
Stafford Staffordshire

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*Be WISE when searching for your new property; use your Wisdom, Intelligence, Savviness and Eagerness when searching for your perfect home, especially when it comes to booking a viewing on this spacious detached property, situated in the highly desirable village of Penkrige. With a range of shops, amenities as well as nearby railway station and excellent commuter links this property is perfectly located.*

This spacious home comprises an entrance hallway, good sized kitchen, lounge & separate dining room and a guest w/c all to the ground floor. Upstairs the first floor offers three bedrooms and a refitted shower room. Outside the property has a tandem driveway and a garage, while the rear has a good size garden and patio area.

- Rare Opportunity In Sought After Location
- Spacious Three Bedroom Detached
- Lounge & Separate Dining Room
- Refitted Shower & Guest W/c
- Garage & Driveway
- Conveniently Located For Penkrige Village & Wolgarston

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.

## Entance Hallway

Having understairs storage cupboard, radiator, stairs to first floor, internal doors to;

## Guest WC

Having a low-level WC & wash hand basin. There is ceramic tiled splashbacks, vinyl flooring & double glazed window to side elevation.

## Living Room 12' 10" x 12' 4" (3.90m x 3.75m)

Having a feature inset fire set in a decorative surround, radiator, ceiling coving & double glazed window to front elevation.

## Dining Room 9' 7" x 8' 11" (2.93m x 2.73m)

Having glazed French doors from the Living Room, ceiling coving, radiator & double glazed French doors to rear elevation.



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## **Kitchen** 10' 11" x 9' 9" (3.34m x 2.96m)

Fitted with a range of wall, base & drawer units with fitted work surfaces over incorporating an inset sink unit with chrome mixer tap, fitted oven & hob, space for a fridge, breakfast bar, tiled flooring, radiator, double glazed window & door to rear garden.



## **First Floor Landing**

A galleried landing having airing cupboard housing a gas central heating boiler, loft access hatch, a window to side, and doors to all Bedrooms & Bathroom.

## **Bedroom One** 12' 2" x 11' 1" (3.71m x 3.37m)

With built-in wardrobes, radiator, window to side & double glazed Juliet feature balcony to front elevation.



## **Bedroom Two** 11' 3" x 8' 11" (3.43m x 2.73m)

With built-in storage, radiator & double glazed window to rear elevation.

## **Bedroom Three** 9' 1" x 7' 9" (2.77m x 2.36m)

With a radiator, storage cupboard & double glazed window to front elevation.



## **Bathroom** 7' 8" x 5' 6" (2.34m x 1.68m)

A refitted shower room, having an aqua-panelled walk-in shower cubicle, low-level flush WC, pedestal wash hand basin, part-tiled walls, vinyl flooring, radiator & double glazed window to rear elevation.

## **Outside Front**

There is a lawn area, & tandem length asphalt driveway providing off-road parking & access to Garage.

## **Garage** 16' 4" x 8' 2" (4.99m x 2.48m)

Having an up and over garage door to front, window to side & door to rear.

## **Utility** 6' 2" x 5' 0" (1.87m x 1.52m)

Having space for a washing machine, fitted work surfaces & window to rear.



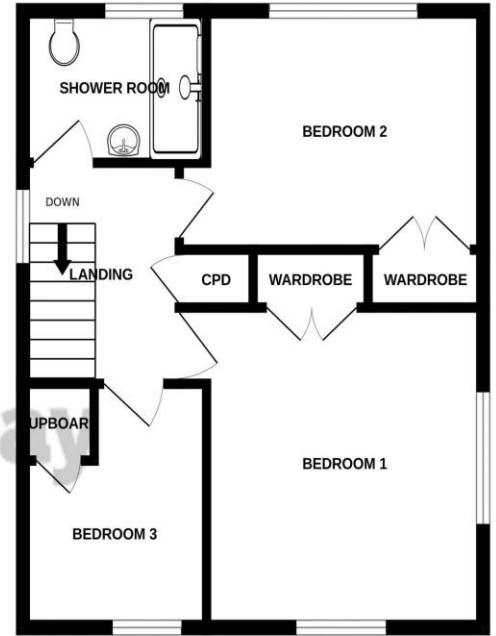
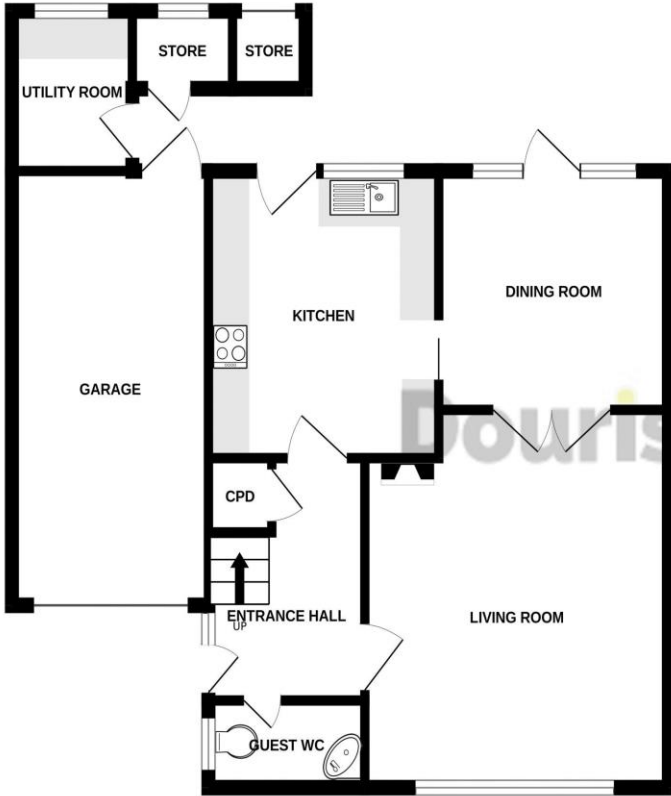
## **Outside Rear**

There is a paved patio seating area, majority laid to lawn & enclosed by panelled fencing.



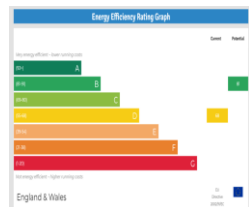
GROUND FLOOR  
639 sq.ft. (59.4 sq.m.) approx.

1ST FLOOR  
453 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.4 sq.m.) approx.

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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