



Penkridge Stafford

St. Michaels Road Penkridge
Stafford Staffordshire

£475,000

Generously proportioned detached homes ideal for the family purchaser are exceptionally hard to come by in today's market, in particular within sought after village locations such as Penkridge. Having an absolute array of amenities ranging from, train station to London Euston, M6 & M54 motorways, mini supermarkets, post office, high street shops galore and outstanding schooling, Penkridge is a perfect location to suit all. This detached home has a superb lay out with an inviting porch and hallway, dining room, breakfast kitchen, guest WC, good size dual aspect lounge leading to a sun room which really compliments the ground floor. The first floor offers a dual aspect master bedroom, there are two more further double bedrooms and a smart shower room and separate W/c. Meanwhile, externally this property is even more appealing being positioned on a prominent position in this very pleasant and sought after road. There is an outstanding and attractive generous rear garden, ample off-road parking and a garage, what more could you possibly ask for? Don't delay and book your viewing today as this ideal family home will no doubt be very popular!!

- Extremely Rare Opportunity In Penkridge
- Well proportioned Detached Family Home
- Outstanding & Delightful Garden
- Three Double Bedrooms & Refitted Shower
- Lounge, Sun Room & Dining Room
- .Breakfast Kitchen, Utility & Guest WC

Arrange a viewing...

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hellopenkridge@dourishandday.co.uk

Dourish & Day
4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

Company reg: 10556155
VAT No: 261 6721 09



Entrance Porch

An inviting entrance porch having quarry tiled floor, window and door to the front elevation. An internal stained glass door leads to:

Entrance Hall

A good sized entrance hall which has a radiator and turned staircase leading to the first floor accommodation.

Guest WC

Having a suite comprising of a pedestal wash hand basin and low level WC. Tiled floor, part tiled walls, ceiling spot lights and double glazed window to the side elevation. Access leads to a storage cellar.

Living Room 15' 11" x 12' 0" (4.85m x 3.65m)

A good sized dual aspect living room having a feature gas fire set in a brick surround, ceiling coving, two radiators, double glazed window to the front elevation and internal French doors leading to:

Sun Room 11' 10" x 7' 5" (3.61m x 2.25m)

Having a wall mounted gas heater, double glazed windows to the side and rear elevation and further double glazed French doors leading to the side patio and there is a delightful outlook over the stunning good-sized rear garden.



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Dining Room 11' 0" x 10' 3" (3.35m x 3.12m)

Having timber beams, radiator and double glazed window to the rear elevation.

Kitchen 15' 10" x 8' 11" (4.83m x 2.71m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset one and a half bowl sink unit with mixer tap. Space for cooker, integrated fridge, room for a table and chairs, vinyl flooring and radiator. The room is dual aspect with double glazed windows to the front and rear elevations.

Side Passageway / Lobby

With tiled floor, double glazed doors to both the front and rear elevations and further double glazed window to the rear.

Utility Room 8' 0" x 7' 9" (2.44m x 2.36m)

Having a range of base units with fitted worksurfaces incorporating a sink unit with tiled splash backs. Spaces for washing machine, dishwasher and fridge. Tiled floor, double glazed window to the rear elevation and sliding door to the garage.

First Floor Landing

Accessed via a turned staircase the bright and spacious landing includes ceiling coving, airing cupboard and double glazed window to the front elevation.

Bedroom One 15' 11" x 12' 0" (4.86m x 3.65m)

Having fitted wardrobes, ceiling coving, access to loft space, radiator and being dual aspect with double glazed windows to the front and rear elevations.

Bedroom Two 10' 11" x 10' 2" (3.34m x 3.11m)

A good sized second bedroom with ceiling rose, coving, radiator and double glazed window to the rear elevation.

Bedroom Three 10' 1" x 8' 11" (3.08m x 2.73m)

A third good sized bedroom with fitted wardrobes, ceiling coving, radiator and double glazed window to the rear elevation.

Shower Room 5' 10" x 5' 6" (1.77m x 1.67m)

Having a suite comprising of a double walk-in tiled shower cubicle with fitted shower and pedestal wash hand basin. Tiled walls, radiator and double glazed window to the side elevation.

Separate WC

Having a low level WC, wall mounted wash hand basin, tiled splash backs, radiator and double glazed window to the side elevation.

Outside - Front

Having an attractive approach with a tarmac driveway which provides off road parking and leads to the garage. There is a well manicured front garden with a flower beds having plants and shrubs.

Garage 14' 0" x 7' 9" (4.27m x 2.37m)

Having twin doors to the front.

Outside - Rear

The stunning and generously sized rear garden includes a paved patio with steps down to a further patio area leading onto the extensive lawned gardens having a variety of well stocked beds with plants and shrubs and established hedging.



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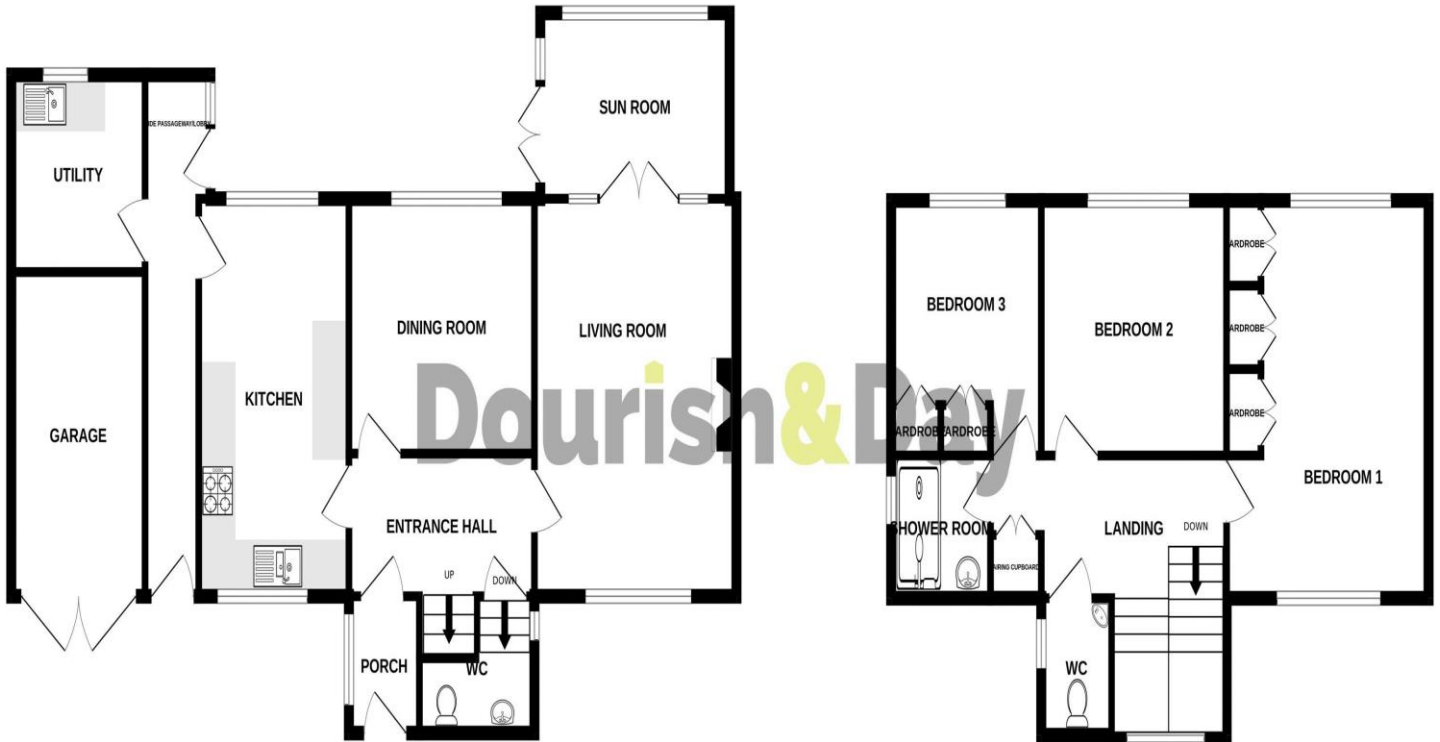
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GROUND FLOOR

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(13-20)		
G	<13		<10

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