



£230,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: B

Penkridge Stafford

Bellbrook Penkridge
Stafford Staffordshire



Ring the Bells for this property is certainly something worth making a noise about! Located in the heart of the attractive Market Town of Penkridge with superb railway and motorway links this property will tick a lot of boxes.

If you are searching for quirky, comfy cosy with a touch of #instagramability then take a peek at these pictures. The envying kitchen with NEFF cooker and further appliances opens to a utility space and further cloakroom. The comfy living room has original flooring and the dining room to front would create a great space for entertaining. To the first floor is the master bedroom, a further guest bedroom and the bathroom. Externally the property has blocked paved driveway to front and enclosed tiered garden to the rear laid to lawn with paved patio area and shed. BOOK EARLYTHIS HOUSE WILL NOT HANG AROUND FOR LONG!

- Superbly Presented 2 Bedroom Period Property
- Living Room With Original Flooring
- Dining Room With Original Exposed Flooring
- Kitchen With Appliances & Utility Room
- Beautifully Presented Master Bedroom
- Driveway Parking And Enclosed Rear Garden

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4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

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Entrance Hallway

Approached through a double glazed entrance door, and having tiling to the floor, and internal doors off, to;

Dining Room 10' 7" x 10' 5" (3.23m x 3.17m)

With original exposed wooden floorboards, feature fireplace with wooden over mantle, sash window to front, central heating radiator and door to;

Living Room 13' 9" x 10' 6" (4.20m x 3.20m)

A cosy living room with original tiled floor, central heating radiator, feature window viewing through to kitchen and doorway opening to kitchen area.

Kitchen 12' 11" x 9' 1" (3.93m x 2.77m)

Exceptionally well presented modern dove grey kitchen with wooden work surfaces over with inset Belfast sink with tiled splashbacks. Integrated NEFF oven and hob with extractor over, freestanding fridge/freezer. Upvc patio doors to the rear, tiled floor, breakfast bar area with stools, tall columned radiator, velux skylight and door through to.



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Utility Space

With washing machine and tumble dryer with doorway to.

Downstairs Cloaks

WC and wash hand basin with obscured double glazed window.

First floor landing

Accessed via wooden stairs leading to landing with doors off to.

Bedroom One 10' 7" x 10' 8" (3.23m x 3.25m)

Beautifully decorated with sash window to front and central heating radiator.

Bedroom Two 13' 2" x 6' 11" (4.02m x 2.10m)

Bedroom overlooking the rear garden, with sash window to rear and central heating radiator.

Bathroom

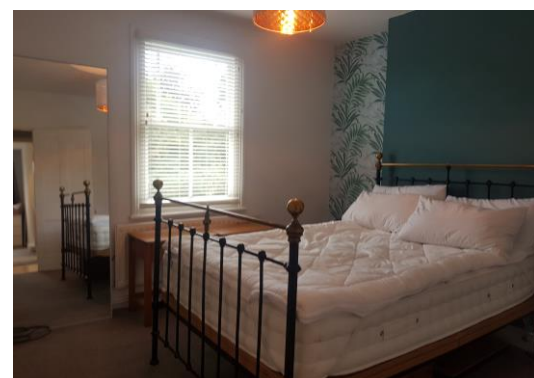
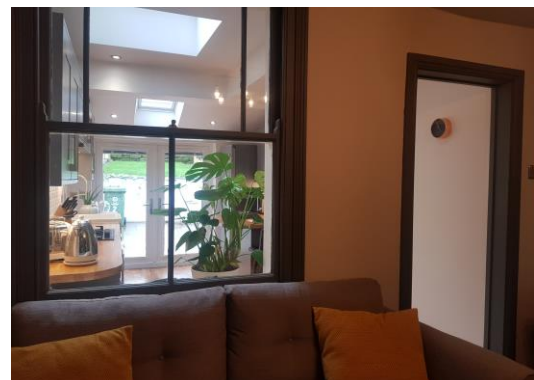
White suite comprising panel bath with shower over, wash hand basin and WC. Feature period fireplace with storage cupboards to either side.

Externally

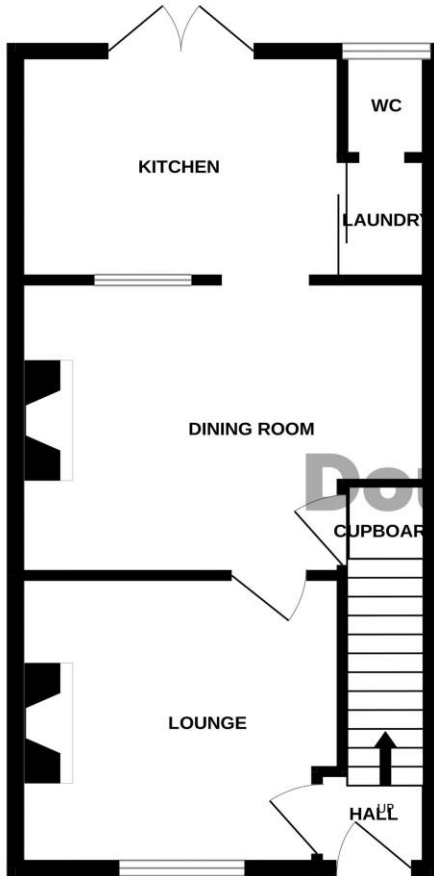
The property benefits from block paved driveway to front. To the rear the property benefits from patio area with steps leading to a tiered garden laid to lawn with further patio area to the top with shed.

Agents Note

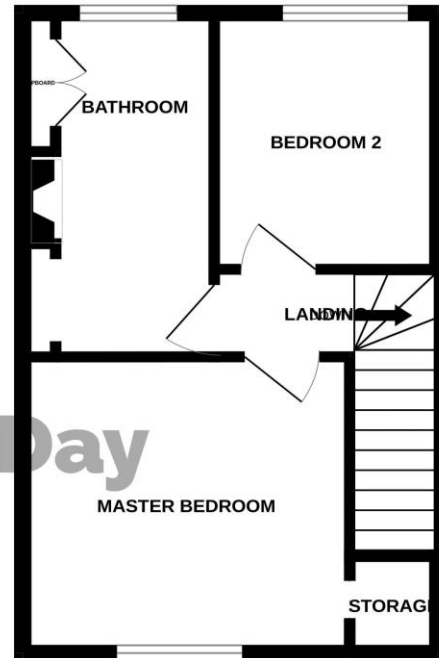
Please be advised that the log burner shown on the photographs is for decorative purposes only and we understand that there is no HETAS certification available.



GROUND FLOOR



1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		85
D	(39-54)		
E	(29-38)		
F	(15-28)		
G	(1-14)		

EU energy efficiency - higher running costs

England & Wales EU Directive 2002/91/EC

www.epcrea.com

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 ©2023



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