



£250,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💰 COUNCIL TAX BAND: C

Penkridge Stafford

Elmdon Close Penkridge
Stafford Staffordshire



From the kerbside, our Vendor's home conceals the blank canvass that awaits you. As you venture through each room, recently laid grey carpets and neutral wall paint will tempt you to consider all manner of choices of colour schemes to create your perfect home.

Inside, there is a simple, yet practical layout where the hall leads to the Living Room and then onto the Kitchen/Diner, From here, you can access the garage or garden. Upstairs, the three-piece white bathroom suite serves three bedrooms, to complete the accommodation. Outside, the lawn frontage is flanked by a private driveway that provides off-road parking and access into the garage, while at the rear is an enclosed garden with level lawn and two patio terraces.

- Semi-Detached House, 3 Bedrooms
- Naturally Light Accommodation & Well Presented Throughout
- Blank Canvas For Buyers To Make Their Own
- Enclosed Rear Garden with Large Covered Patio Entertaining Area
- No Upward Chain
- Potential To Extend (subject to planning consent)

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 Porch 3' 10" x 6' 0" (1.16m x 1.84m)

Front aspect double-glazed window, and opening into the Hall.

Entrance Hallway 5' 2" x 4' 3" (1.58m x 1.29m)

Staircase to the first floor accommodation and a side door into the Lounge.

Lounge 15' 1" x 11' 11" (4.60m x 3.64m)

A naturally light room with a full-height double-glazed window, feature electric fireplace and a door into the Kitchen/Diner.

Kitchen & Dining Area 10' 8" x 15' 2" (3.24m x 4.62m)

Beech wood effect base and wall cupboards and drawers contrast with the tiled wall splash-backs, darker counter tops and flooring. Two display cupboards, an inset single drain sink, canopy extractor hood with 4-ring gas hob and electric oven below, enclosed under-stairs storage housing the gas and electric meters, an integral door into the Garage, rear aspect double-glazed window and sliding door out to the rear garden.



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First Floor Landing 8' 4" x 5' 11" (2.54m x 1.81m)

Side aspect double-glazed window, ceiling hatch for access into the attic, and an airing cupboard housing the Vaillant gas combination boiler.

Bedroom One 13' 1" x 8' 4" (3.98m x 2.55m)

A double-sized room overlooking the front garden and with one double and one single fitted wardrobe with slatted doors.

Bedroom Two 10' 8" x 8' 5" (3.26m x 2.56m)

Rear aspect double-glazed window and an open recess ideal for storage.

Bedroom Three 9' 9" x 6' 6" (2.98m x 1.98m)

A single room with raised stairwell ledge and front aspect double-glazed window.

Family Bathroom 6' 9" x 6' 6" (2.05m x 1.98m)

A three-piece white suite surrounded by tiled wall splash-backs and a chrome heated ladder towel rail. Timber panel enclosed bath with mixer tap and shower attachment, additional wall-fitted mixer shower and splash-guard, semi-recessed hand-wash basin with enclosed storage below, and a WC with a concealed cistern.

Outside Front

A neat lawn area is flanked to one side by a private driveway that allows off-road parking and access into the garage.

Garage 30' 10" x 7' 7" (9.40m x 2.31m)

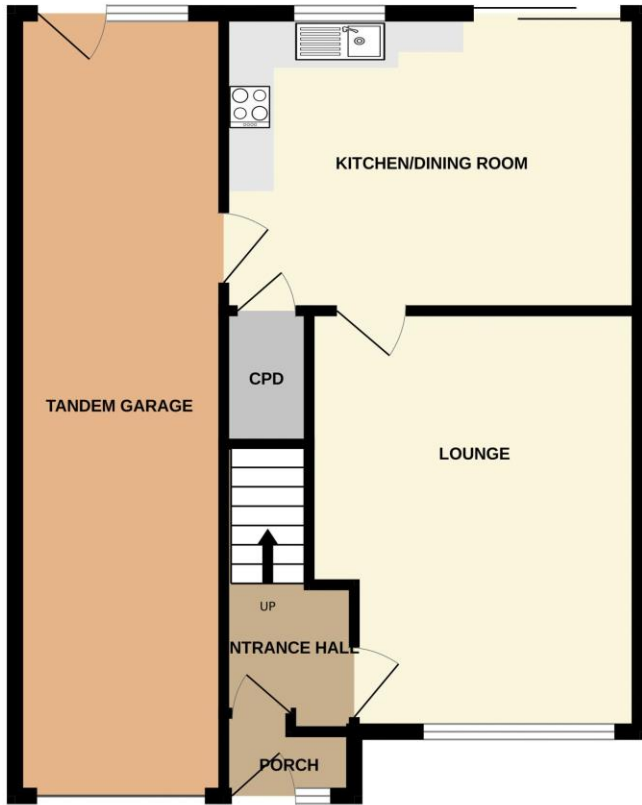
Accessed via the private driveway, up and over door, light and power supply, integral door into the Kitchen, rear aspect double-glazed window and stable-style door out to the rear garden.

Outside Rear

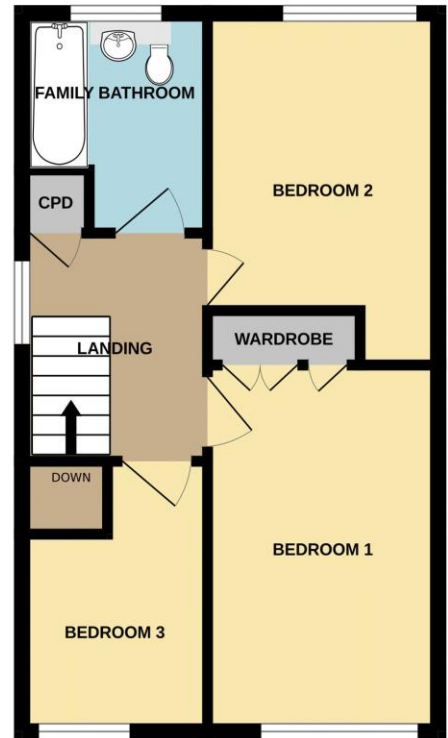
Accessed via the patio doors in the Kitchen/Diner, a part-covered patio overlooks the lawn area, second patio area to the side and paved path to the rear, cold water supply tap, and a stable-style door into the garage.



GROUND FLOOR
612 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 1001 sq.ft. (93.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		84
D	(39-54)		
E	(29-38)		
F	(15-28)		
G	(1-14)		
Very energy inefficient - highest running costs			
England & Wales		EU Directive 2002/91/EC	
		www.ec.europa.eu	



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