



## Penkrige Stafford

Pillaton Close Penkrige  
Stafford Staffordshire

£290,000

Wonderfully presented throughout and with a ground floor extension providing a superb breakfast kitchen, sitting in a highly desirable location with a cul-de-sac which leads up to the canal, it is safe to say this property is sure to fly out! Located in the ever popular and sought after village of Penkrige with its array of amenities, train station with direct access to London Euston, commuting links via the M6 & M54 motorways and twice weekly market. This delightful opportunity has an attractive approach with a fore garden and ample driveway parking, an entrance hall, lounge, dining room, extended breakfast kitchen, three bedrooms and a smart bathroom, great rear garden. In addition the property is with easy walking distance of very popular local schooling.

- Superbly Appointed Semi Detached
- Sought After Cul De Sac Location
- Great For Canal Walks & Village Centre
- Three Bedrooms & Smart Bathroom
- Lounge, Diner & Breakfast Kitchen
- Walking distance For Local Schools

**Arrange a viewing...**

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**Dourish & Day**  
4 Crown Bridge, Penkrige, Staffordshire, ST19 5AA

Company reg: 10556155  
VAT No: 261 6721 09



## Entrance Hall

Laminate flooring, radiator, double glazed door to front. Stairs to first floor. Internal door to:

## Living Room 13' 4" x 12' 1" (4.07m x 3.69m)

Radiator, ceiling coving, mock gas wood burner effect fire, arch way to dining room. Double glazed window to front. Internal door to kitchen.

## Dining Room 10' 7" x 8' 10" (3.23m x 2.68m)

Contemporary column radiator, ceiling coving, double glazed french doors to rear.

## Breakfast Kitchen 16' 4" x 10' 8" (4.97m x 3.26m)

Smart kitchen with a range of base and eye level units, fitted work surfaces with a belfast sink unit and tiled splash backs. Fitted oven and hob with a stainless steel hood over, space for a washing machine, space for a fridge freezer. part tiled flooring and part laminate flooring, radiator, ceiling coving, wall mounted gas central heating boiler, double glazed door to front, double glazed door to rear, double glazed window to rear.



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## First Floor Landing

Loft access hatch, ceiling coving, storage cupboard, double glazed window to side. Internal doors to:

### Bedroom 1 12' 1" x 9' 11" (3.69m x 3.01m)

Ceiling coving, radiator, double glazed window to front.

### Bedroom 2 10' 7" x 9' 1" (3.22m x 2.78m)

Fitted wardrobes, ceiling coving, radiator, double glazed window to rear.

### Bedroom 3 7' 8" x 7' 3" (2.34m x 2.20m)

Radiator, ceiling coving, double glazed window to rear.

## Family Bathroom 6' 5" x 5' 7" (1.95m x 1.70m)

Suite comprising of a panel bath, Side mixer shower taps, pedestal wash hand basin, low level flush W/c, part tiled walls, ceiling coving, double glazed window to front.

## Outside Front

Corner lawn area, driveway providing ample off road parking.

## Outside Rear

Paved patio seating area, slate area, majority laid to lawn, flower beds, plants and shrubs. Gravel area, space for a storage shed. Panel fencing.



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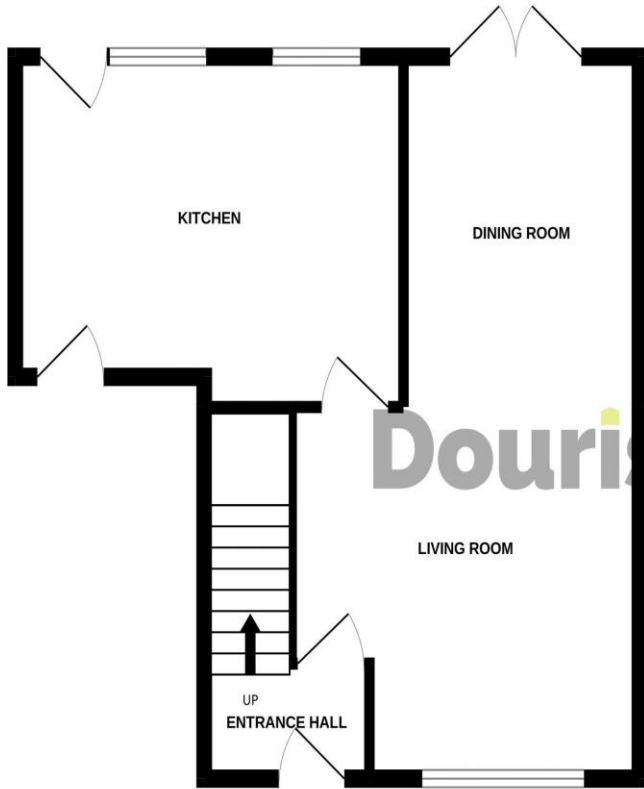
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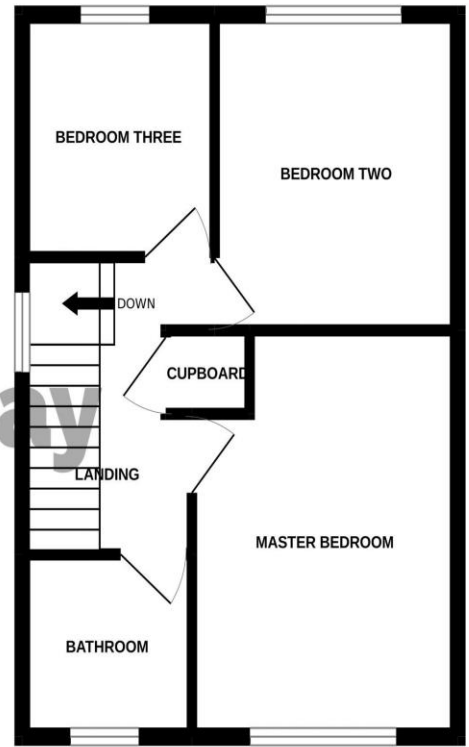
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GROUND FLOOR

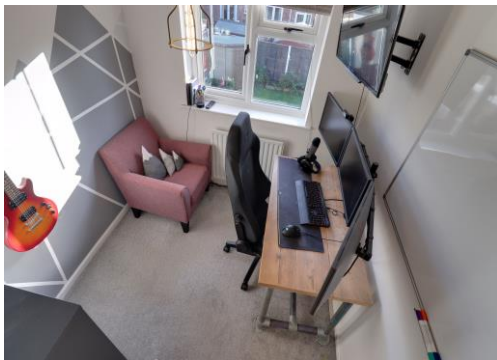


1ST FLOOR



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			
92-100	A		92
81-91	B		
69-80	C		
55-68	D		55
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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