



£335,000

🔑 TENURE: Freehold

📊 EPC RATING: D

🏠 COUNCIL TAX BAND: D

## Acton Trussell Stafford

Lower Penkridge Road Acton Trussell  
Stafford Staffordshire



**Welcome to Acton Trussell!!! Multiple time receiver of the best kept village award and ever so sought after location with great access to the M6 & M54 motorways, along with town access and main line train station to London Euston. Being just a short hop skip and a jump to the famous area of outstanding natural beauty known as The Chase.**

This detached residence is deceptive with a superb ground floor layout providing an annexe which has its own kitchen, sitting room, bedroom and ensuite. The main accommodation has an entrance porch, hallway, guest WC, main living room and separate dining room, main kitchen and a conservatory which can also be accessed by the annexe. The first floor has three further bedrooms and a family bathroom while externally there is a garage and driveway as well as the pleasant rear garden.

- Sought After Village Location
- Vacant Possession No Upward Chain
- Ground Floor Bedroom & Ensuite
- Three First Floor Bedrooms
- Three Receptions & Conservatory
- Annexe Style Ground Floor Options

You can reach us 9am to 9pm, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

**01785 715555**

hellopenkridge@dourishandday.co.uk



## Agents Note

We have been informed probate is required before completion on this property. The solicitor involved has confirmed this has been applied for.

## Storm Porch

Being accessed through a double glazed sliding door and having tiled floor and double glazed door leading to:

## Entrance Hall

Having laminate floor, radiator and stairs to first floor accommodation.

## Guest WC

Having a suite comprising of a wall mounted wash hand basin with tiled splashbacks and low level WC. Tiled floor, radiator and double glazed window to the front elevation.

## Living Room 17' 10" x 9' 8" (5.43m x 2.95m)

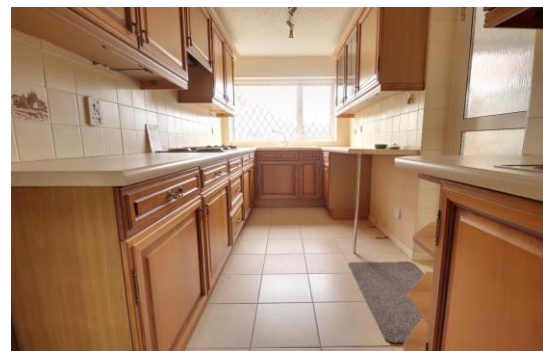
Having laminate floor, coving, radiator and double glazed window and French doors leading to:

## Conservatory 10' 1" x 8' 7" (3.07m x 2.62m)

Having a tiled floor, radiator, double glazed windows and French doors giving views and access to the rear garden.

## Dining Room 11' 4" x 7' 10" (3.46m x 2.38m)

Having laminate floor, radiator and double glazed windows to the front and side elevations.



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## **Kitchen** 15' 6" x 6' 8" (4.73m x 2.02m)

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 and tiled splashback. Range of integrated appliances including, oven, microwave, hob with cooker hood over. Spaces for washing machine and dryer, integrated fridge and freezer. Tiled floor, double glazed window to the rear elevation and double glazed door to the side elevation.

## **Side Passage**

Having double glazed doors to the front and rear elevations.

## **Kitchen (Annexe)** 10' 4" x 9' 6" (3.15m x 2.89m)

Having a range of base and eye level units and fitted work surfaces with an inset sink unit and mixer tap. Tiled splashback, spaces for dishwasher and washing machine, vinyl flooring, radiator and double glazed window to the side elevation.

## **Sitting Room (Annexe)** 11' 9" x 9' 4" (3.57m x 2.85m)

Having a radiator and double glazed sliding patio door leading to the conservatory.

## **Bedroom (Annexe)** 11' 3" x 9' 8" (3.43m x 2.94m)

Being located on the ground floor and having built-in wardrobes, radiator and two double glazed windows to the side elevation.

## **Ensuite Shower Room (Annexe)** 11' 7" x 3' 6" (3.53m x 1.06m)

Having a suite comprising of a tiled walk-in shower cubicle with electric shower over, pedestal wash hand basin and low level WC. Radiator, part tiled walls and double glazed window to the rear elevation.

## **First Floor Landing**

Having an airing cupboard housing the gas central heating boiler, access to loft space and double glazed window to the side elevation.

## **Bedroom One** 11' 9" x 8' 8" (3.57m x 2.64m)

Having a useful storage cupboard, radiator and double glazed window to the front elevation.

## **Bedroom Two** 10' 11" x 10' 0" (3.33m x 3.05m)

Having built-in wardrobes, radiator and double glazed window to the rear elevation.

## **Bedroom Three** 10' 1" x 6' 11" (3.07m x 2.10m)

Having a radiator and double glazed window to the rear elevation.

## **Family Bathroom** 8' 8" x 5' 10" (2.63m x 1.78m)

Having a suite comprising of a panelled bath, walk-in tiled shower cubicle, pedestal wash hand basin and low level WC and double glazed window to the front elevation.

## **Outside - Front**

There is a double width driveway which provides off road parking and leads to:

## **Garage** 16' 2" x 8' 0" (4.93m x 2.44m)

Having an electric remote controlled roller shutter door to the front.

## **Outside - Rear**

The low maintenance pleasant rear garden has a block paved and paved seating area. There is a low maintenance slate area and a variety of beds containing plants, shrubs and trees.

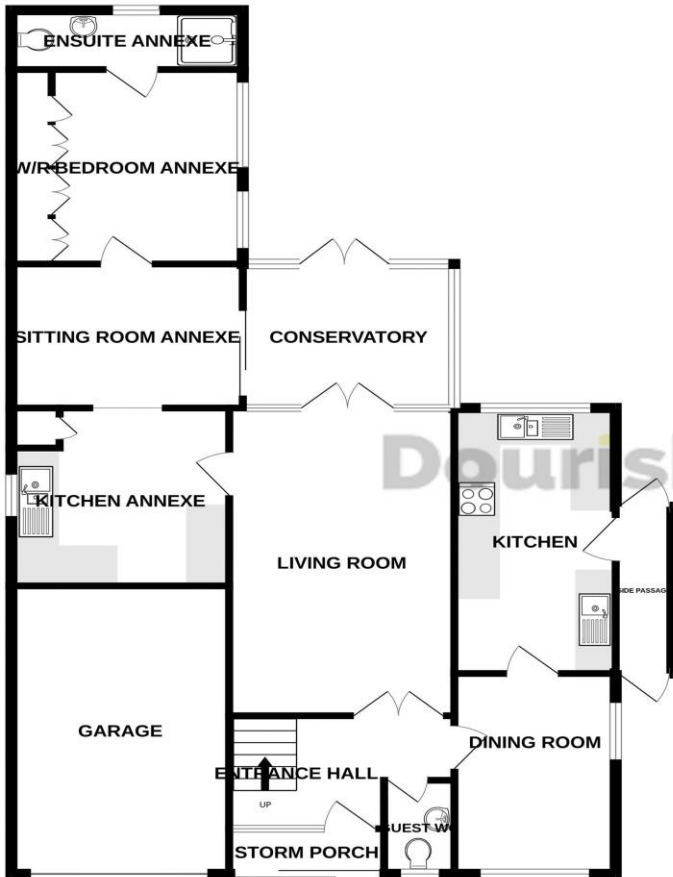
## **Agents Note**

The property is offered for sale subject to the grant of probate.



GROUND FLOOR  
1176 sq.ft. (109.2 sq.m.) approx.

1ST FLOOR  
512 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1687 sq.ft. (156.8 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 - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
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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