



MARSH LANE, PENKRIDGE

MARSH LANE, PENKRIDGE, STAFFORD, ST19 5BP

FOR SALE
£230,000



Ground Floor

Lounge

12' 2" x 16' 1" (3.71m x 4.90m)

Enter via a uPVC/double glazed front door and having a uPVC/double glazed bay window to the front aspect, a ceiling light point, a central heating radiator, an exposed brick, open chimney breast with a log burner installed and a wooden mantel over, wooden flooring, a television aerial point, an open-riser, carpeted stairway leading to the first floor, decorative panelling to one wall and a wooden/glazed door opening to the kitchen.

Kitchen/Diner

8' 10" x 14' 7" (2.69m x 4.44m)

Being fitted with a range of handle-less wall, base and drawer units with laminate worksurface over and matching upstands and having two uPVC/double glazed windows to the rear aspect, ceiling spotlights, a central heating radiator, a sink with a mixer tap fitted and a drainer unit, a built-under electric oven with an induction hob and a chimney style extraction unit over and a glass splashback behind, both an integrated dishwasher and washing machine, an integrated upright fridge/freezer, tiled flooring and a door opening to the conservatory.

Conservatory

10' 2" x 11' 7" (3.10m x 3.53m)

Being constructed from a low-level brick wall and uPVC/double glazed windows to the side and rear aspects and having a vertical central heating radiator, wooden flooring, wall lighting and a uPVC/double glazed door to the rear aspect opening to the garden.



First Floor

Landing

Having a ceiling light point, carpeted flooring and wooden doors opening to the bathroom and both bedrooms.

Bedroom One

8' 11" x 16' 0" (2.72m x 4.87m)

Having two uPVC/double glazed windows to the rear aspect, a ceiling light point, a central heating radiator and carpeted flooring.

Bedroom Two

12' 1" x 8' 7" max (3.68m x 2.61m max)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator and carpeted flooring.

Bathroom

Having an obscured uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, a WC, a wash hand basin, vinyl flooring, a storage cupboard and a bath with a mixer tap fitted, a thermostatic shower over and a glass shower screen installed.

Outside

Front

Having decorative gravel areas each side of a pathway leading to the front entrance and various plants, shrubs and bushes.

Rear

Having a patio dining area, a decorative gravel area, a second patio area, a shed, a raised, planted border which is retained by wooden sleepers, various plants, shrubs and bushes, courtesy lighting and a wooden gate to the rear aspect.

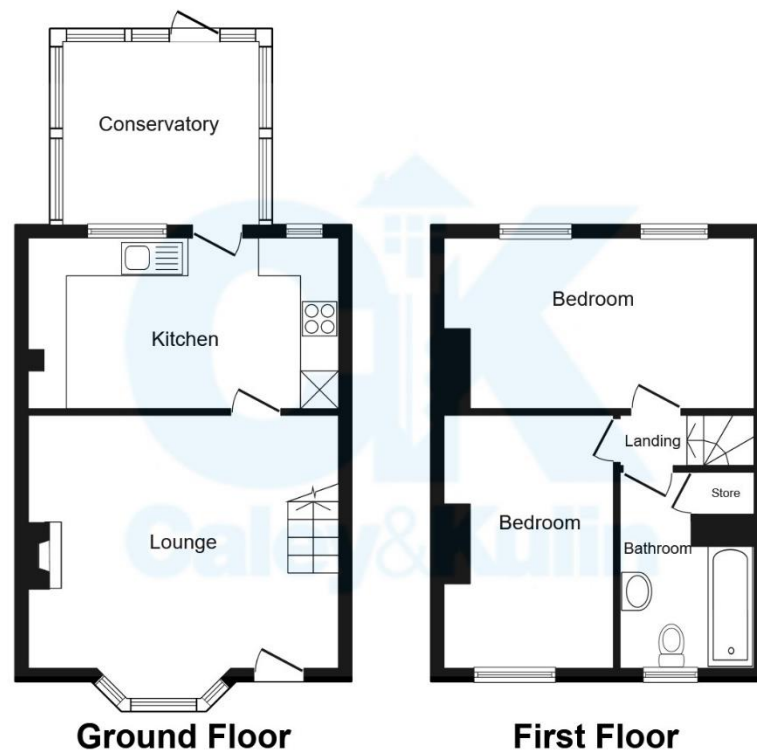






* A beautifully presented family home located in a very desirable area *

* Offered with no upward chain *



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

To view this property please contact Caley & Kulin on:

Cannock: 01543 396880 **Stafford:** 01785 559880

Wolverhampton: 01902 953923

E-mail: info@candk.co.uk

Staffordshire House, Clay Street, Penkridge, Stafford, ST19 5AF

View this property online candk.co.uk

Council Tax Band: C

EPC Rating: E

Tenure: Freehold

Version: 1630/001



Find us on facebook
facebook.com/candk.co.uk



These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

See all our properties at www.candk.co.uk | www.rightmove.co.uk

