





NEW ROAD, PENKRIDGE, STAFFORD, ST19 5DN

FOR SALE  
£470,000



**Entrance Hallway**

Enter the property via a uPVC/double glazed front door and having a coved ceiling with a ceiling light point, a central heating radiator, carpeted flooring and doors opening to the lounge, the kitchen, the shower room and bedrooms one and two.

**Lounge**

**18' 0" x 12' 11" (5.48m x 3.93m)**

Having uPVC/double glazed sliding patio doors to the rear aspect opening to the garden, a coved ceiling with a ceiling light point, two central heating radiators, a wall mounted fire and carpeted flooring.

**Kitchen**

**12' 3" x 7' 10" (3.73m x 2.39m)**

Being fitted with a range of wall, base and drawer cabinets with laminate worksurface over and matching upstands and having a uPVC/double glazed window to the front aspect, linoleum flooring, a stainless steel sink with a drainer unit, a ceiling light point, under-cabinet accent lighting, a central heating radiator, space for a free-standing oven/hob, space for an upright fridge/freezer and a door opening to the inner hall.

**Inner Hall**

Having a ceiling light point, a central heating radiator and doors opening to the dining room/bedroom three, the utility and the garage.

**Utility**

Having a wall and base cabinet with laminate worksurface over and matching upstands, a uPVC/double glazed window to the front aspect, linoleum flooring, a stainless steel sink with a drainer unit, a ceiling light point, a central heating radiator, plumbing for a washing machine and the central heating boiler.



### Bedroom One

13' 7" x 11' 11" (4.14m x 3.63m)

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, built-in wardrobes and carpeted flooring.

### Bedroom Two

11' 3" x 9' 8" (3.43m x 2.94m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, a built-in wardrobe, carpeted flooring and a door opening to the en-suite WC.

### En-suite WC

Having an obscured window to the front aspect, a ceiling light point, a WC, a wash hand basin with under-sink storage and carpeted flooring.

### Dining Room/Bedroom Three

14' 10" x 9' 9" (4.52m x 2.97m)

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

### Shower Room

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 with a mixer tap fitted and under-sink storage, partly tiled walls, linoleum flooring and a glass shower cubicle with a thermostatic shower installed.

## Outside

### Front

Having a low-level wall and fencing with double gates opening to a large tarmac driveway which is suitable for parking multiple vehicles and having courtesy lighting, decorative slate-chipped areas, access to the integral garage and access to the rear of the property via a wooden side gate.

### Garage

16' 6" x 9' 8" (5.03m x 2.94m)

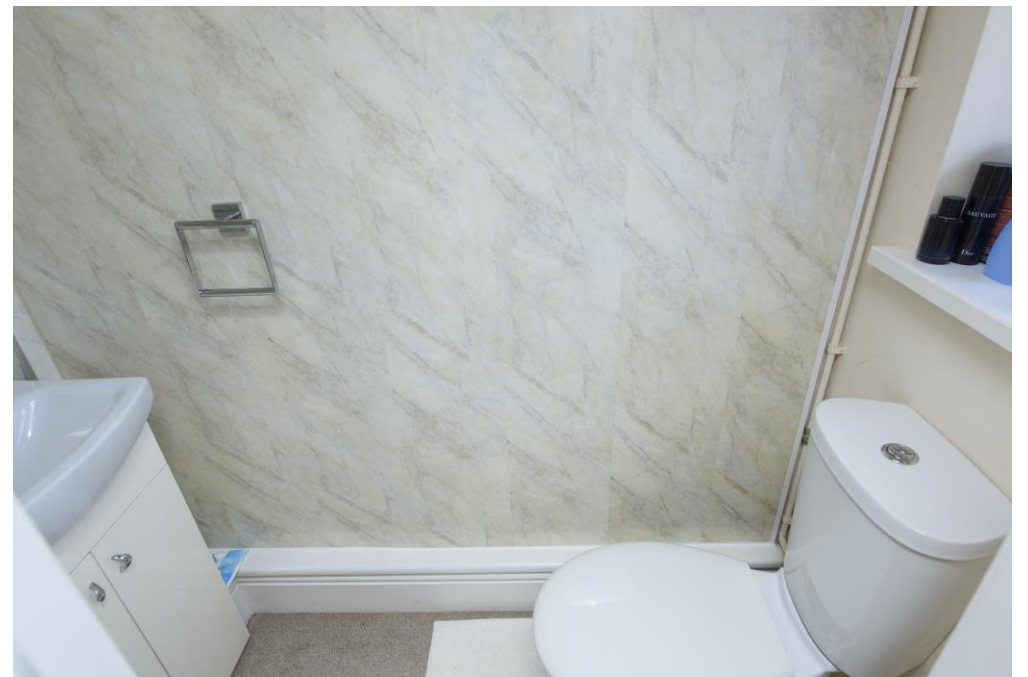
An integral garage which has power, lighting and a roller shutter door.

### Rear

A large and private garden which has a patio dining area, a lawn, decorative slate-chipped areas, courtesy lighting, an electrical point, various trees, shrubs and bushes and access to the front of the property via a wooden side gate.









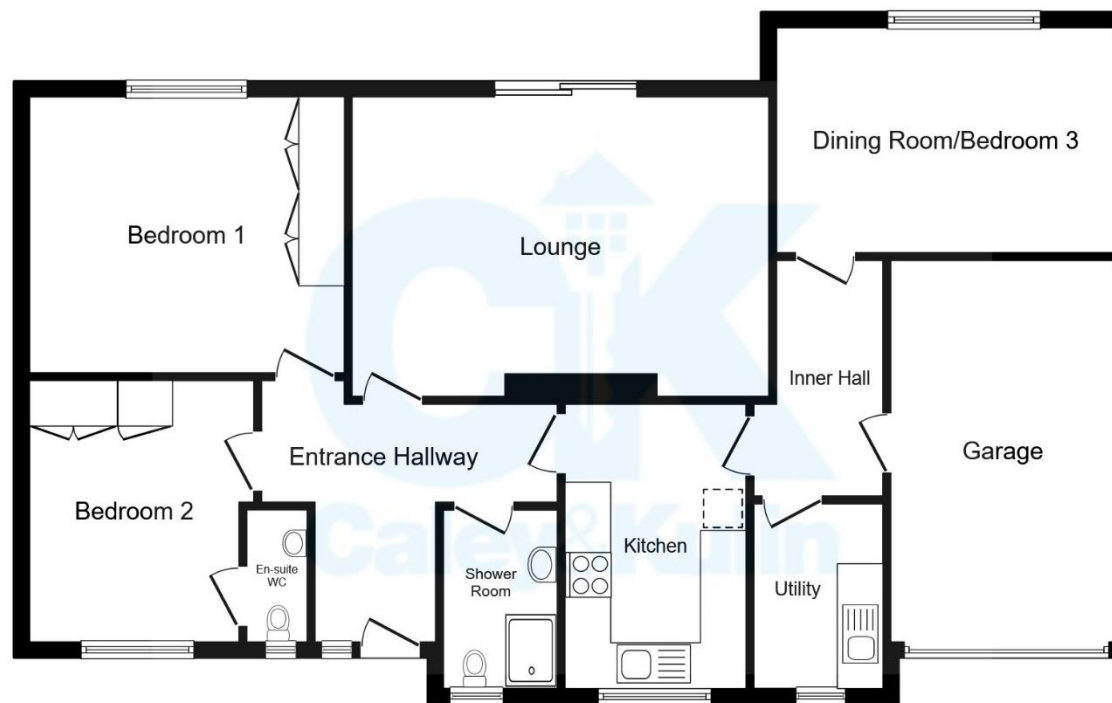






\* A spacious, three-bedroom, detached bungalow located in a very desirable area \*





**Floor Plan**

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](mailto:info@candk.co.uk)

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

**View this property online [candk.co.uk](http://candk.co.uk)**

**Council Tax Band:** D

**EPC Rating:** Awaiting EPC

**Tenure:** Freehold

**Version:** CK1644/001



Find us on facebook

[facebook.com/candk.co.uk](https://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](http://www.candk.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk)

