



PRINCEFIELD AVENUE, PENKRIDGE

Ground Floor



Entrance Porch

Enter via a uPVC/double glazed door to the side aspect and having a ceiling light point and a door opening to the entrance hallway.

Hallway

Enter the property via a uPVC/double glazed door to the side aspect and having a coved ceiling with a ceiling light point, a central heating radiator, decorative panelling to part of the walls, laminate flooring and doors opening to the lounge, the kitchen, bedroom three, bedroom four and the shower room.

Lounge

16' 11" x 10' 11" (5.15m x 3.32m)

Having a uPVC/double glazed bay window to the front aspect, a coved ceiling with a ceiling light point, two central heating radiators, laminate flooring, a gas fire with a fireplace surround and a television aerial point.

Kitchen

7' 10" x 10' 10" (2.39m x 3.30m)

Being fitted with a range of wall, base and drawer units with laminate worksurface over and having a uPVC/double glazed window to the rear aspect, a ceiling light point, linoleum flooring, a stainless steel sink with a mixer tap fitted and a drainer unit, a built-under electric oven with a four-burner gas hob and a chimney style extraction unit over, plumbing for a dishwasher, space for an under-counter fridge and a uPVC/double glazed door to the rear aspect opening to the conservatory.

Conservatory

10' 1" x 21' 3" (3.07m x 6.47m)

Being constructed from a low-level brick wall and uPVC/double glazed windows to the aspect and having laminate flooring, a door opening to the garage and uPVC/double glazed French doors to the rear aspect opening to the garden.

Bedroom One

11' 10" x 10' 11" (3.60m x 3.32m)

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

Dining Room/Bedroom Four

8' 10" x 10' 11" (2.69m x 3.32m)

Having a uPVC/double glazed bay window to the front aspect, a ceiling light point, a central heating radiator, laminate flooring, a carpeted stairway leading to the first floor and an under-stairway storage cupboard.

Shower Room

Having an obscured uPVC/double glazed window to the side aspect, a ceiling light point, a WC, a wash hand basin with a mixer tap fitted, tiled flooring, the airing cupboard and a shower cubicle with a thermostatic shower installed.



First Floor

Landing

Having a ceiling light point, carpeted flooring and doors opening to bedroom two and three.

Bedroom Two

14' 6" x 10' 5" (4.42m x 3.17m)

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, eaves storage and exposed floorboards.

Bedroom Three

14' 11" x 10' 5" (4.54m x 3.17m)

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

Outside

Front

Having a large block-paved driveway suitable for parking multiple vehicles, a decorative, slate-chipped area, planted borders, security lighting and low-level wrought iron gates which give access to the integral garage.

Garage

17' 7" x 7' 10" (5.36m x 2.39m)

An integral garage, which has power, lighting, a window to the side aspect and double doors to the front aspect, one of which is a pedestrian door.

Rear

A large garden, which is mainly lawn and has a patio area, a potting shed, various trees, shrubs and bushes and a wooden gate to the rear which gives access to the towpath alongside the Staffordshire and Worcestershire Canal.

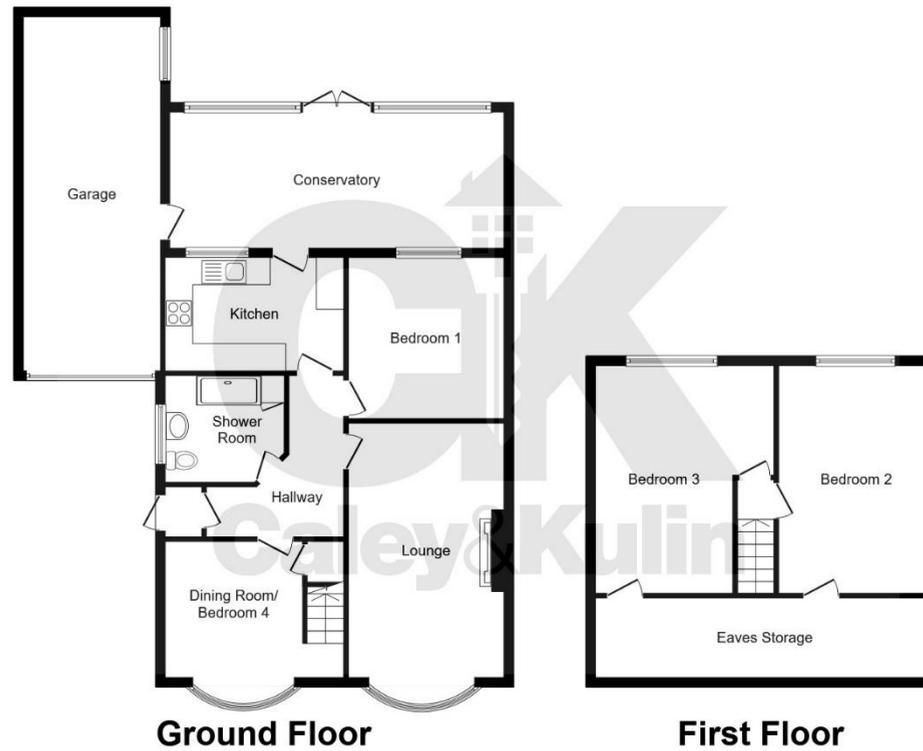








* A spacious family home situated in an extremely desirable location *



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