



**£150,000**



TENURE: Leasehold



EPC RATING: N/A



COUNCIL TAX BAND: A

## Penkridge Stafford

Little Marsh Farm Penkridge  
Stafford Staffordshire

*Put the kettle on, relax, unpack and get ready to start your new life in this outstanding and well presented detached park home that has been truly improved, loved, renovated and provides a tranquil environment being canal sided.*

There is one bedroom and a refitted contemporary shower room. The refitted stunning open plan kitchen and living space are well appointed. Low maintenance wrap around gardens and patio seating area surround the property. Great for local shops and amenities. This exceptional opportunity is truly rare and purchasers must be over the age of 55 years – now don't forget to pack the kettle!



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- Superbly Improved Detached Park Home
- Canal Side With Wrap Around Gardens
- Walking Distance To Village Centre
- Stunning Kitchen & Bathroom
- Over 55 Retirement Park
- Very Rare Opportunity

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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

**01785 715555**

[hellopenkridge@dourishandday.co.uk](mailto:hellopenkridge@dourishandday.co.uk)



## Entrance Area

Being accessed through a double glazed door leading to the paved steps with handrail. Having a useful storage cupboard and downlights.

## Open Plan Kitchen / Living Space

### Kitchen Area 15' 1" x 8' 0" (4.61m x 2.43m)

A smart, contemporary high gloss kitchen having a range of matching units extending to base and eye level and fitted work surfaces with inset sink unit and chrome mixer tap. Built-in oven and hob with stainless steel cooker hood over and splashback. Space for fridge / freezer and washing machine, part vinyl flooring, downlights, room for a dining table and chairs, double glazed window to the rear elevation.



### Living Area 12' 0" x 10' 11" (3.66m x 3.34m)

Having downlights, radiator and double glazed window to the side elevation and double glazed French doors giving views and access to the rear patio, garden and enjoying views over the Staffordshire & Worcestershire canal.



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## **Bedroom** 11' 6" x 9' 7" (3.50m x 2.91m)

Having a radiator, downlights and double glazed window to the front elevation.



## **Refitted Shower Room** 7' 4" x 6' 4" (2.23m x 1.93m)

A stunning, refitted shower room in a contemporary style with a shower cubicle area having a side screen and fitted shower, vanity wash basin with cupboard beneath and chrome mixer tap and low level WC. Aqua panelled walls, laminate floor, downlights, chrome towel radiator and double glazed window to the front elevation.

## **Outside - Front & Side**

A block paved driveway provides off-road parking with well manicured lawned areas which extend to the side elevation. There is a further paved pathway with paved steps having a wrought iron handrail leading to the entrance door.



## **Outside - Rear**

The well kept rear garden includes a lawned area with a paved patio seating area and enjoys stunning views over the adjacent Shropshire / Worcestershire canal.

## **Agents Note**

There is a ground rent/service charge applicable on a per calendar month basis at £138.68. All purchasers must also be over the age of 55 years to take residency.



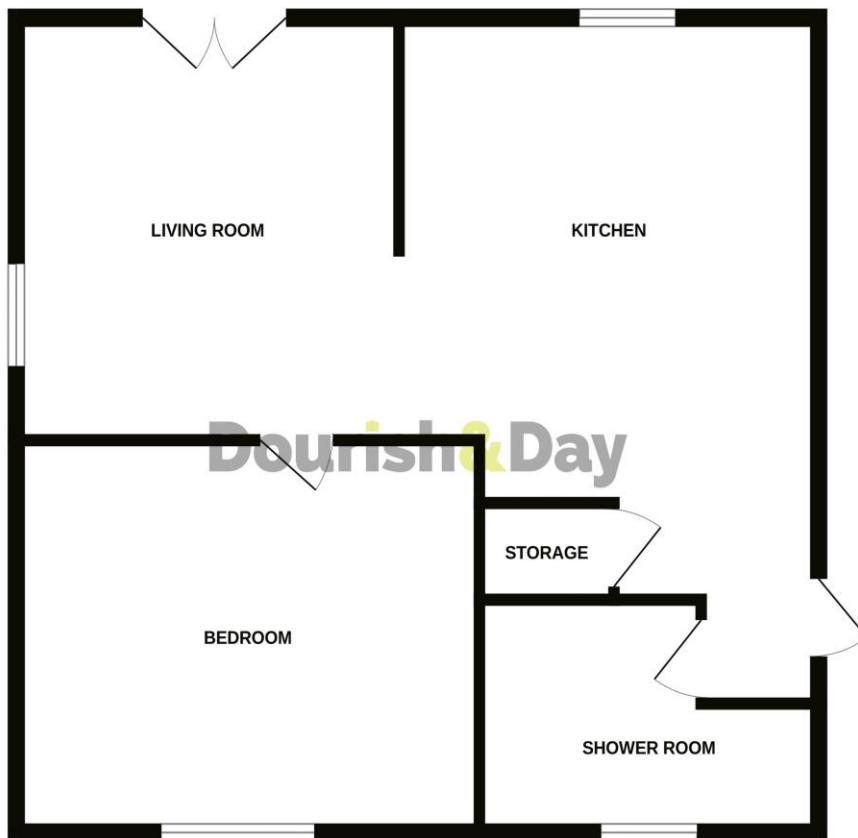
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## GROUND FLOOR



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