



£220,000

 **TENURE: Freehold**

 **EPC RATING: E**

 **COUNCIL TAX BAND: C**

Penkridge Stafford

Norman Road Penkridge
Stafford Staffordshire ST19



Rare as Hens Teeth! Opportunities in Penkridge in need of modernisation are hard to come by, coupled with being vacant and no upward chain, this is sure to be popular!

Three bedroom semi-detached with a first floor bathroom, while the ground floor is deceptive with an entrance porch, hallway, living room, separate dining room, kitchen and utility, additional sitting room/playroom. Externally there is a driveway and low maintenance frontage, generous rear patio and lawn area. Located in this popular part of Penkridge within walking distance to Wolgarston, village centre with it's twice weekly market and main line to London Euston train station. Also great for commuting with superb access to the M6 & M54 motorways.

- Vacant Possession & No Onward Chain
- In Need Of Modernisation
- Three Bedroom Semi-Detached
- Three Separate Reception Rooms
- Kitchen & Utility
- Sought After Village Location

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

The following are the timescales and conditions involved for any sales agreed which must be adhered to and Searches will be made available to any potential purchaser at a cost of £120.00 + vat to speed up the process. The Px hub clients work with a number of Solicitors and will offer a £250.00 contribution to fees if a preferred solicitor is appointed and utilised until successful completion of the purchase. Cash Sales: 21 days for Exchange and completion which must be shown on the Memorandum of Sale Mortgage/Chain Sales: 42 days for exchange, plus 5 further days for Completion. All buyers MUST be made aware that the property is SOLD AS SEEN. All buyers MUST be made aware that THE PROPERTY IS DRAINED DOWN AND SERVICES ARE OFF

Entrance Hall

Having a double glazed entrance door with double glazed window to the front elevation and having stairs off, rising to the first floor landing & accommodation.



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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk

Living Room 15' 1" x 12' 0" (4.59m x 3.67m)

A spacious reception room, having a double glazed window to the front elevation and electric wall mounted heater.

Kitchen 10' 8" x 8' 0" (3.24m x 2.43m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over and incorporating an inset sink/drainage with mixer tap over and offering spaces for appliances. There is ceramic splashback tiling, useful understairs cupboard, a double glazed window to the rear elevation and double glazed side door.

Dining Room 10' 9" x 6' 10" (3.27m x 2.09m)

Having a double glazed window to the rear elevation.

Utility Room 10' 10" x 7' 7" (3.29m x 2.32m)

Having a double glazed window & door to the rear elevation and space for appliances.

Sitting Room 16' 7" x 7' 3" (5.06m x 2.20m)

A spacious and versatile room, having a double glazed window to the front elevation and an electric wall mounted heater.

First Floor Landing

Having a double glazed window to the side elevation, a built-in cupboard housing a hot water cylinder tank, access to the loft space and internal doors off, to all bedrooms & bathroom.

Bedroom One 13' 0" x 8' 5" (3.97m x 2.96m)

A double bedroom which has fitted wardrobes, ceiling coving and a double glazed window to the front elevation.

Bedroom Two 10' 8" x 8' 6" (3.26m x 2.58m)

A second double bedroom, having a double glazed window to the rear elevation and ceiling coving.

Bedroom Three 9' 9" x 6' 6" (2.97m x 1.97m) maximum length measurement

Having useful over stairs storage, ceiling coving and a double glazed window to the front elevation.

Bathroom 6' 5" x 5' 6" (1.96m x 1.67m)

Fitted with a suite comprising of a low-level WC, a pedestal wash hand basin and a panelled bath with electric shower over. There is ceramic tiling to the wall surfaces and a double glazed window to the rear elevation.

Outside Front

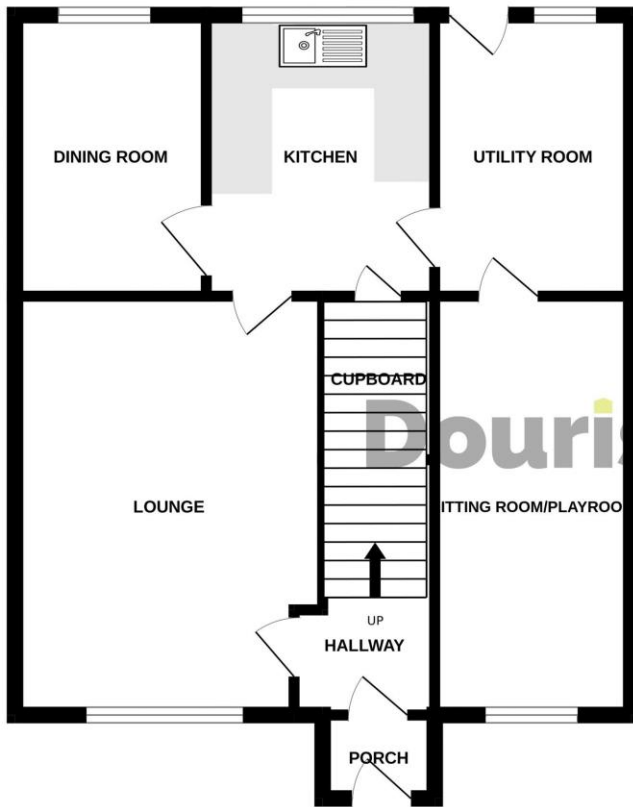
The property sits behind a low-maintenance gravelled foregarden with a paved pathway leading to the main entrance door to the front elevation.

Outside Rear

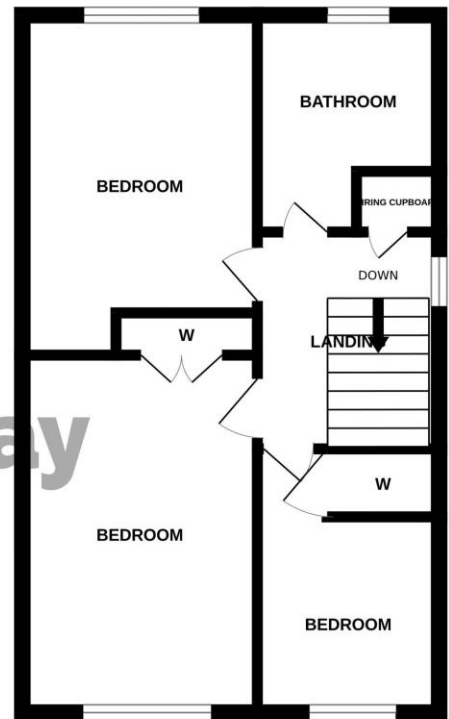
A good sized rear garden which features a large paved patio seating area leading onto a lawned garden and is enclosed by timber panelled fencing.



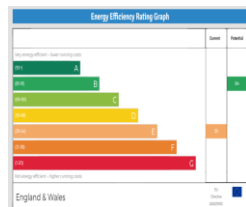
GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2024



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk