



for sale
01785 715555
Dourish&Day

£250,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: D

Penkrige Stafford

Shakespeare Drive Penkrige
Stafford Staffordshire

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'All that glisters is not gold.' and 'To be, or not to be: that is the question' are both famous Shakespeare quotes and we have here a golden opportunity for you to be the proud new owner of this perfect home being ideal for first time buyers or a family looking for THREE BEDROOMS and being located on the fringe of the highly desirable market town of Penkrige, convenient for the local facilities.

This modern semi boasts well presented accommodation throughout and comprises entrance hall, guest WC, spacious lounge and dining kitchen with views and access over the landscaped low maintenance rear garden. Upstairs are three bedrooms with the master bedroom having an ensuite shower room and there is a further family bathroom. Outside there is a double width driveway and enclosed rear garden. This home is sure to be very popular so call for your viewing.

- Modern Semi-Detached On Popular Site
- Three Bedrooms With En-suite Master
- Family Bathroom & Guest WC
- Sought After Village With Amenities
- Great Commuting Links Via M6 & M54
- Conveniently Located For Train Station

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hellopenkrige@dourishandday.co.uk



Entrance Hallway

Accessed via a double glazed entrance door, having luxury vinyl flooring, radiator, stairs rising to the first floor landing & accommodation, and internal doors to;

Guest WC

Fitted with a white suite comprising of a low-level WC, and a pedestal wash hand basin with chrome mixer tap. There is ceramic splashback tiling to the walls, luxury vinyl flooring, a double glazed window to the front elevation, and radiator.

Lounge 14' 3" x 12' 1" (4.34m x 3.68m)

Having a double glazed window to the front elevation, radiator, a useful understairs storage cupboard, and further internal door to;

Kitchen/Diner 15' 3" x 8' 9" (4.66m x 2.66m)

Fitted with a modern contemporary style range of wall, base & drawer units with work surfaces over to three sides incorporating a stainless steel one and a half bowl sink with drainer & chrome mixer tap. Appliances include; fitted electric oven/grill, four-ring gas hob with stainless steel splashback rising to



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a stainless steel extractor hood over, and having spaces available to accommodate additional kitchen appliances. There is splashback tiling to the walls, luxury vinyl flooring, space to accommodate a dining table & chairs, a double glazed window to the rear elevation, and double glazed French doors to the rear elevation.

First Floor Landing

Having an access hatch to the loft space, a built-in airing cupboard, and internal doors to;

Bedroom One 9' 8" x 9' 6" (2.94m x 2.89m)

Having a useful built-in storage cupboard, a double glazed window to the front elevation, radiator, and a further internal door to;

En-suite (Bedroom One) 6' 2" x 5' 4" (1.87m x 1.62m)

Fitted with a modern contemporary style white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap, and a fully tiled shower cubicle & screen. In addition, there is ceramic splashback tiling to the walls, luxury vinyl flooring, extractor fan, radiator, and a double glazed window to the front elevation.

Bedroom Two 8' 10" x 7' 5" (2.69m x 2.27m)

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

Bedroom Three 7' 6" x 6' 2" (2.28m x 1.87m)

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

Family Bathroom 5' 10" x 5' 7" (1.79m x 1.69m)

Fitted with a modern contemporary style white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap, and a panelled bath with Victorian telephone style taps & shower attachment. There is part-ceramic tiling to the walls, luxury vinyl flooring, extractor fan, and a double glazed window to the side elevation.

Outside Front

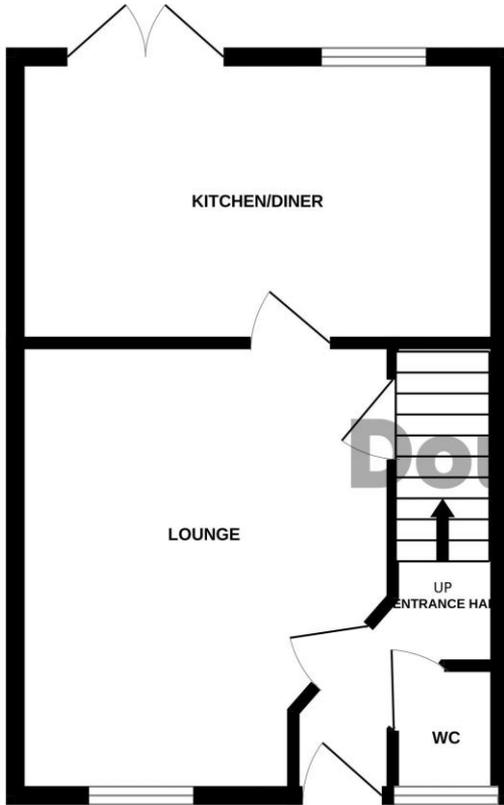
The property sits behind a double width Tarmac driveway which provides off-road parking with a paved pathway leading to the side of the property to the rear garden via an access gate.

Outside Rear

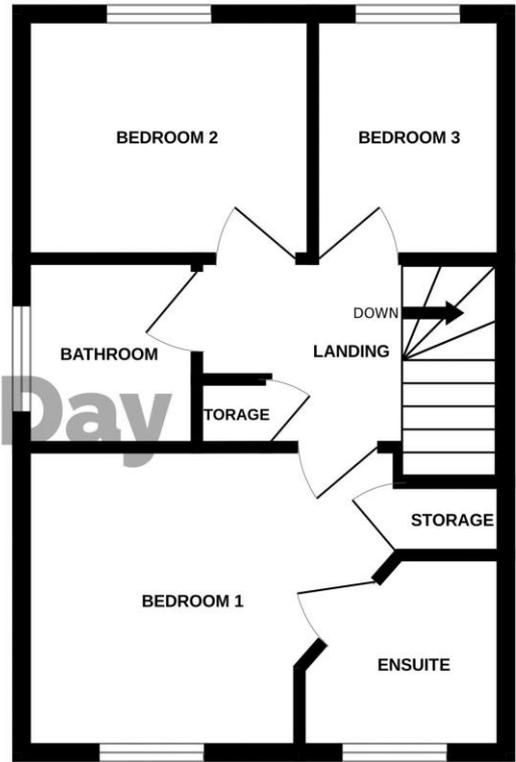
An enclosed landscaped rear garden, featuring a paved patio seating area, an artificial lawned garden area for ease of maintenance surrounded by gravelled borders & timber sleepers, and enclosed by panelled fencing.



GROUND FLOOR



1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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.
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