



## Penkridge Stafford

Haling Road Penkridge  
Stafford Staffordshire

£300,000

**Haling Road! Steeped with local history leading to the Haling Dene, which was originally constructed for a retired Colonial Bishop!** Located in the Sought after village of Penkridge which provides great schooling within walking distance, bus routes, main line station to London Euston and commuting links via the M6 & M54 motorways, canal walks in addition to the twice weekly market and village shops. Semi detached home providing an exceptional opportunity. The ground floor has an entrance hall with minton tiled flooring, living room, conservatory room, guest W/c, rear lobby and a study, further complimented by a kitchen diner. The first floor has two bedrooms, gallery landing and separate bathroom. Externally is surprisingly and deceptively providing not only an ample front garden with great parking and a garage but a generous rear garden and a brick built storage shed! With vacant possession and no upward chain, book your viewing now!

- Enviaible & Generous Plot
- Extended Two Bedroom Semi-Detached
- In Sought After Village Location
- Very Popular Schooling
- Conservatory & A Study
- Garage & Driveway

Arrange a viewing...

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Dourish & Day  
4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

Company reg: 10556155  
VAT No: 261 6721 09



## Canopy Porch

Having a tiled floor and double glazed door leading to:

## Entrance Hall

Having stunning feature Minton tiled floor, stairs to first floor with understairs storage cupboard, radiator and double glazed window to the front elevation.

## Lounge 13' 7" x 12' 0" (4.13m x 3.66m)

Having an ornamental cast iron fire grate, radiator, double glazed window to the front elevation and internal French doors leading to:

## Conservatory 14' 9" x 7' 10" (4.50m x 2.39m)

Having a tiled floor, radiator and double glazed window and French doors giving views and access to the rear garden.

## Kitchen / Dining Room 18' 4" max, 7' 6" min x 11' 0" (5.59m max, 2.29m min x 3.36m)

Having a range of units extending to base and eye level with fitted work surfaces having an inset one and a half bowl sink unit with chrome mixer tap. Space for range style cooker with stainless steel cooker hood over, further appliance space, quarry tiled floor, tiled splashbacks, wall mounted gas central heating boiler, two radiators, room for a table and chairs, double glazed windows to both the front and rear elevations.



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## Lobby / Utility Area

Having fitted work surface with space for washing machine beneath, quarry tiled floor, part tiled walls, radiator, double glazed window and stable door giving views and access to the rear garden.

## Guest WC

Having quarry tiled floor, WC, wall mounted wash hand basin with tiled splashbacks.

## Study 14' 2" x 9' 10" max, 5' 11" min (4.32m x 3.00m max, 1.80m min)

Having a radiator and double glazed windows to the side and rear elevations.

## First Floor Landing

Having access to loft space, storage cupboard and double glazed window to the front elevation.

## Bedroom One 13' 6" x 12' 1" (4.12m x 3.68m)

Being dual aspect with radiator and double glazed windows to the front and rear elevations.

## Bedroom Two 12' 3" x 11' 1" max, 8' 2" min (3.74m x 3.37m max, 2.48m min)

A further dual aspect bedroom having two radiators and double glazed windows to the side and rear elevations.

## Refitted Bathroom

A smart, refitted bathroom having a white suite which includes a panelled bath, tiled walk-in shower cubicle with an electric shower, pedestal wash hand basin with chrome mixer tap and low level WC. Tiled floor, part tiled walls, and double glazed window to the front elevation.

## Outside - Front

The generous front garden includes a tarmac driveway providing ample off road parking and leading to:

## Garage 12' 10" x 7' 10" (3.90m x 2.39m)

Having access to loft space, doors to the front elevation and internal door to the lobby/utility area.

## Outside - Rear

The pleasant, private rear garden includes a paved patio seating area and the remainder of the garden is mainly laid to lawn with a variety of beds having shrubs and trees. There is a second further paved patio area and the garden is enclosed by panel fencing.

## Outhouse / Storage Shed

Of brick construction with door to the front elevation.



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Floor Plan Awaited

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



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