



£265,000

🔑 TENURE: Leasehold

📊 EPC RATING: D

🏠 COUNCIL TAX BAND: C

Penkrige Stafford

Templars Way Penkrige
Stafford Staffordshire



In addition for being known as great crusaders the Knights Templar also developed innovative financial techniques that were an early form of banking. Well, you can bank on this being a savvy financial purchaser and start you own crusade! Being ideal for the family purchaser this three bedroom semi-detached home is well presented both inside and out, from the first approach there is an attractive frontage with a driveway providing ample off road parking.

Internally there is an entrance porch and hall, cosy lounge leading to the diner, conservatory, kitchen, additional sun room, there is also a garage and a well-manicured rear garden. Upstairs has the benefit of a refitted bathroom and three bedrooms along with a spacious landing. Located in this desirable area of Penkrige which provides great schooling, bus routes, train station and commuting links in addition to the weekly market and village shops.

- Well Presented Semi-Detached Home
- Sought After Village & Great Local Amenities
- Three Bedrooms & Refitted Bathroom
- Garage & Driveway
- Conservatory & Additional Sun Room
- Ideal For The Family Purchaser

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

4 Crown Bridge, Penkrige, Staffordshire, ST19 5AA

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hellopenkrige@dourishandday.co.uk



Agents Note-Tenure

A solicitor, on behalf of the current vendor is in the process of arranging the purchase of the freehold in anticipation of completion of the sale. The lease will be purchased upon completion making this property Freehold.

Entrance Porch

A bright & inviting entrance porch, having wood effect laminate flooring, a double glazed window & door to the front elevation & further double glazed door leading into the Entrance Hallway.

Entrance Hallway

Having ceiling coving, dado rail, wood effect laminate flooring, radiator, stairs off, rising to the first floor landing & accommodation, and internal door(s) off, providing access to;

Living Room 13' 3" x 11' 11" (4.05m x 3.64m)

Featuring a modern contemporary styled electric fire set within a decorative surround, ceiling coving, radiator, a double glazed window to the front elevation, internal door to kitchen & open-plan to Dining Room.

Dining Room 10' 8" x 8' 10" (3.26m x 2.69m)

Having ceiling coving, a radiator, and double glazed sliding patio doors leading through into the Conservatory.



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Conservatory 12' 10" x 9' 1" (3.92m x 2.77m)

A brick based conservatory with double glazed windows to the surrounds providing views of the enclosed rear garden, laminate flooring & double glazed French doors leading out to the rear garden.

Kitchen 10' 8" x 7' 5" (3.26m x 2.25m)

Fitted with a matching range of eye-level, base & drawer units with work surfaces over to three sides incorporating an inset sink/drainage with chrome mixer tap over, and space & plumbing for under-counter appliances. There is ceramic splashback tiling to the walls, vinyl tiled effect flooring, a useful understairs storage cupboard, ceiling coving, a double glazed window to the rear elevation & double glazed door leading into the Sun Room.



Sun Room 10' 0" x 7' 10" (3.06m x 2.40m)

With laminate flooring, radiator, internal door to garage, and double glazed sliding patio door to the rear elevation.

First Floor Landing

Having access to the loft space, a built-in airing cupboard, radiator, and internal doors off, providing access to;

Bedroom One 9' 10" x 9' 9" (3.0m x 2.96m)

With fitted wardrobes having sliding mirrored doors, ceiling coving, radiator & double glazed window to front elevation.



Bedroom Two 10' 9" x 9' 1" (3.28m x 2.77m)

Having ceiling coving, radiator & double glazed window to rear.

Bedroom Three 7' 8" x 7' 3" (2.33m x 2.21m)

Having laminate flooring, ceiling coving, radiator & double glazed window to rear.



Bathroom 6' 6" x 5' 6" (1.97m x 1.67m)

Fitted with a modern white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap over, and a panelled bath with chrome mixer fill taps & shower attachment with folding screen. There is part-tiled walls, radiator, laminated tiled effect flooring, ceiling coving & double glazed window to front elevation.

Outside Front

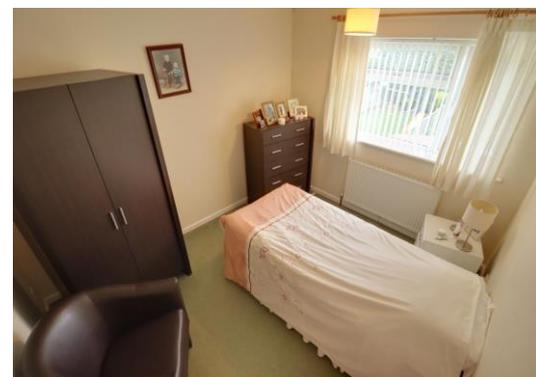
Attractive frontage with an ample tarmac driveway providing parking & access to the garage. There is a gravelled side border with shrubs.

Garage 17' 5" x 8' 9" (5.31m x 2.66m)

Having an up and over door to front elevation & internal door to Sun Room.

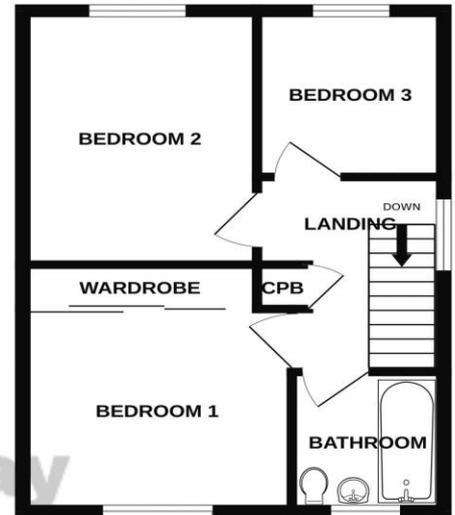
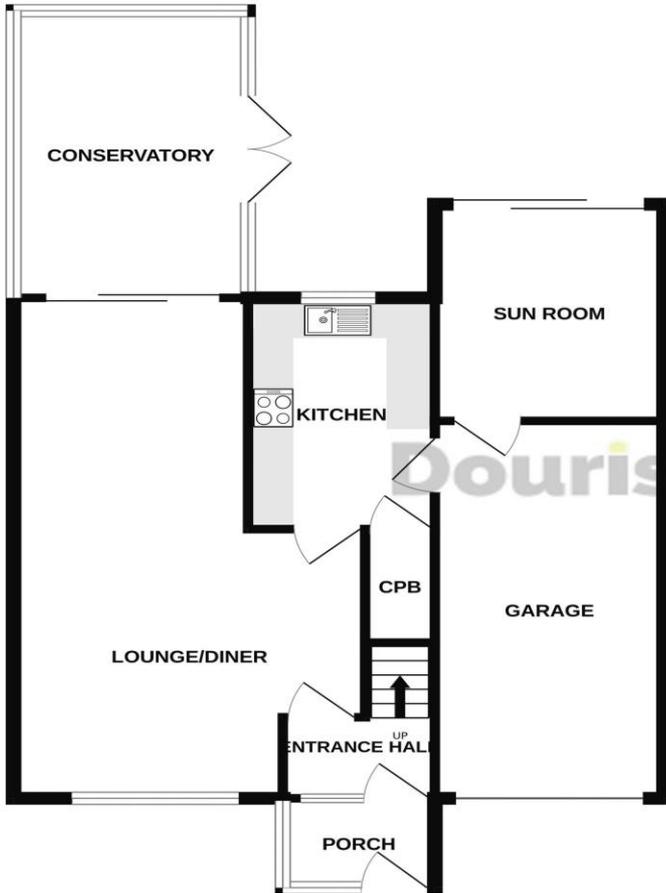
Outside Rear

An enclosed and well-presented large rear garden being laid mainly to lawn, and an extensive paved patio seating/outdoor entertaining area. There are a variety of flowerbeds plants & shrubs, a gravelled garden area, and the garden is enclosed by panelled fencing.



GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.

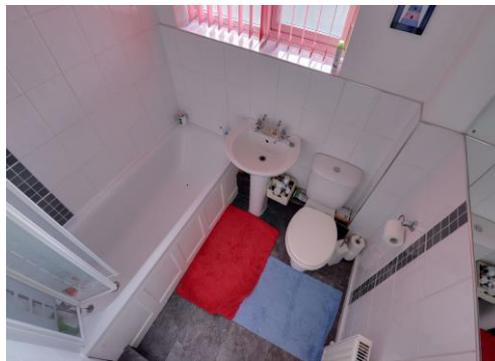
1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 1115 sq.ft. (103.5 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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