



PAUL  
CARR

Stratford Grove, Penkridge,  
Stafford, ST19 5SE

Fixed £255,000

Paul Carr Estate Agents are delighted to present this modern three-bedroom semi-detached family home, ideally positioned on the quiet cul-de-sac of Stratford Grove in the highly sought-after village of Penkridge.

The ground floor accommodation briefly comprises a welcoming entrance hall with a convenient downstairs cloakroom, a bright and spacious lounge, and a contemporary open-plan kitchen–diner fitted with modern cabinetry. The kitchen–diner provides an excellent space for modern family living and entertaining, with double French doors opening directly onto the rear garden and allowing an abundance of natural light to fill the space.

To the first floor are three well-proportioned bedrooms, including a principal bedroom benefiting from a stylish en-suite shower room. A further contemporary family bathroom serves the remaining bedrooms.

Externally, the property enjoys a private south-facing rear garden, providing an ideal setting for outdoor dining, relaxing, and family activities. To the front, the home benefits from two allocated off-road parking spaces.

This attractive home is available to purchase either as a freehold property or through a 50% shared ownership option, presenting an excellent opportunity for first-time buyers, young families, or those looking to step onto the property ladder in a desirable village location. Early viewing is highly recommended to fully appreciate the accommodation and setting on offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is B.

Services Connected: Gas, Electricity, Water, Drainage.

Viewings: Strictly via appointment through our Cannock Residential Sales Department on 01543 398968

or via [Cannock@paulcarrestateagents.co.uk](mailto:Cannock@paulcarrestateagents.co.uk)



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**Entrance Hall**

**Lounge**

**14' 2" x 12' 0" (4.31m x 3.66m)**

**Kitchen-Diner**

**8' 10" x 15' 3" (2.68m x 4.66m)**

**Downstairs Cloakroom**

**First Floor Landing**

**Bedroom One**

**9' 5" x 12' 2" (2.88m x 3.72m)**

**Master En-Suite**

**6' 2" x 5' 3" (1.88m x 1.61m)**

**Bedroom Two**

**7' 8" x 8' 8" (2.34m x 2.65m)**

**Bedroom Three**

**7' 8" x 6' 3" (2.34m x 1.91m)**

**Family Bathroom**

**5' 11" x 5' 7" (1.81m x 1.70m)**



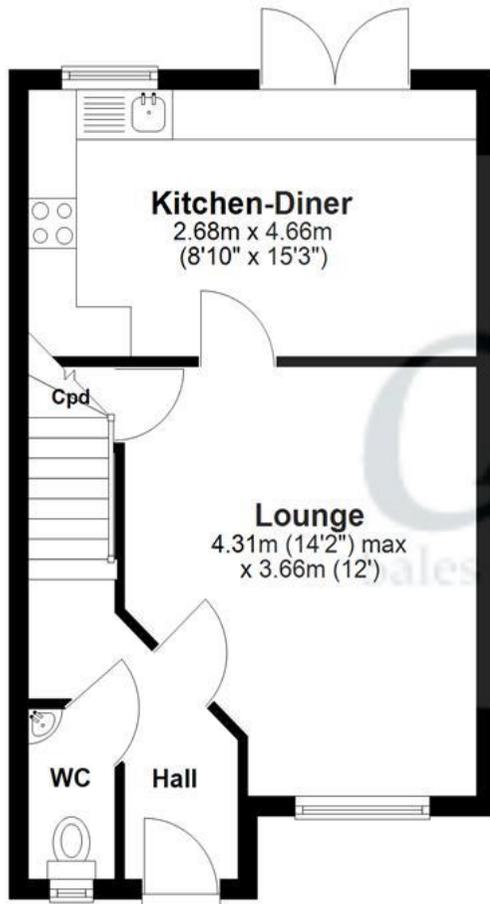


# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

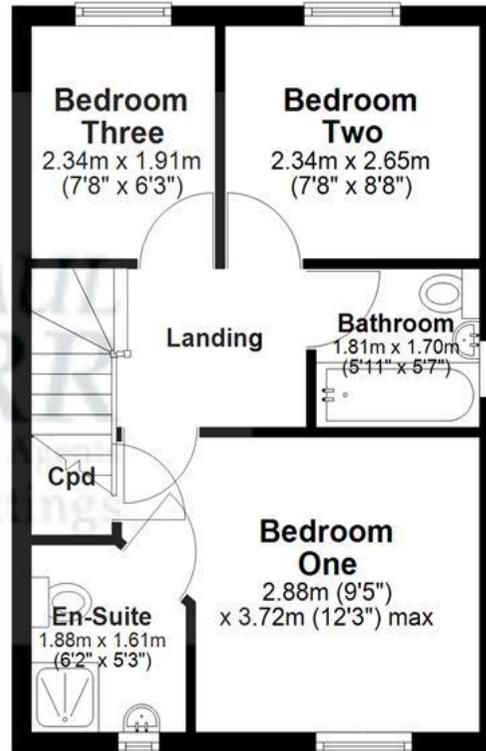
## Ground Floor

Approx. 34.9 sq. metres (375.1 sq. feet)



## First Floor

Approx. 33.4 sq. metres (359.7 sq. feet)

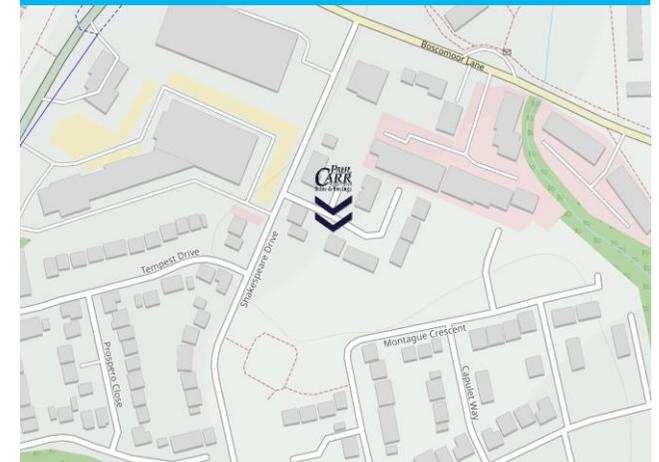


Total area: approx. 68.3 sq. metres (734.8 sq. feet)

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location







### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

[www.paulcarrestateagents.co.uk](http://www.paulcarrestateagents.co.uk)

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