



£240,000

🔑 TENURE: Freehold

📊 EPC RATING: N/A

💷 COUNCIL TAX BAND: 2

Penkvale Road Stafford

The Maples Penkvale Road
Stafford Staffordshire



THE MAPLES... Available to view now! Keep your eyes peeled for these beautiful new build properties standing proud on Penkvale Road in Stafford. The homes start from £225,000 and area designed with the modern family in mind boasting a spacious layout. The properties greet you with a modern grey external door, opening into a generous hallway with access directly to the main living areas and the guest WC. The layout for these properties is just perfect with a spacious living room to the front of the property and an open plan kitchen/dining room spanning across the back of the home with access out to the gardens and having a utility room off. Headed up the stairs to the first floor of the properties you will be equally as impressed as there are three lovely sized bedrooms with the principal bedrooms having their own en-suite shower rooms, whilst there is also a luxury fitted family bathroom. These developers have mastered the art of curb appeal as the properties include block paved driveways for two cars. They haven't stopped there as unlike other new builds the rear gardens to these homes have a superb sized paved seating area and lawned gardens. The time is now to reserve your brand-new family home - give our team a call today to register your interest.

- Brand New Small Development
- Excellent Build Quality & Finish
- Living Room & Guest Wc
- Kitchen/Dining Room & Utility
- Three Bedrooms, Bathroom & En-Suite
- Block Paved Driveways & Lawned Gardens

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Prices:

Plot number 25 - £225,000 (End Terrace)

Plot number 26 - £230,000 (Mid Terrace)

Plot number 27 - SOLD SUBJECT TO CONTRACT

Plot number 28 - SOLD SUBJECT TO CONTRACT

Plot number 29 - £249,000 (End Terrace)

Entrance Hallway

Being accessed through a double glazed composite entrance door and featuring high quality wooden floor, stairs to the first floor with useful understairs storage and radiator.

Guest WC 6' 2" x 3' 0" (1.87m x 0.91m)

Being fitted with a contemporary white suite which includes a wash hand basin with chrome mixer tap and low level WC. High quality wood effect flooring and radiator.

Living Room 13' 0" x 14' 1" (3.95m x 4.30m)

A bright and spacious reception room having a radiator and double glazed window to the front elevation.



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Open-Plan Kitchen & Dining Area:

Dining Area 7' 10" x 9' 11" (2.40m x 3.01m)

Having high quality wood effect flooring and radiator and double glazed double doors giving views and access to the rear garden.

Kitchen 9' 11" x 8' 3" (3.03m x 2.52m)

Having a range of modern matching units extending to base and eye level and woodgrain effect work surfaces with inset stainless steel sink drainer unit with mixer tap. Range of integrated appliances including a Bosch oven, four ring hob with cooker hood over and stainless steel splashback. Under cupboard lighting, high quality wood effect flooring and double glazed double window to the rear elevation.



Utility Room 6' 4" x 5' 2" (1.92m x 1.57m)

Having a modern base unit with woodgrain effect work surface and space for a washing machine. High quality wood effect flooring and radiator.

First Floor Galleried Landing

Having access to loft space.

Bedroom One 11' 6" x 13' 10" max (3.51m x 4.22m max)

A generous sized main bedroom having a radiator and double glazed double doors leading to a Juliet style balcony.



En-suite Shower Room (Bedroom One) 10' 2" x 4' 6" (3.11m x 1.37m)

Fitted with a luxurious white suite including a tiled double shower cubicle with fitted glazed screen and chrome mixer shower attachment, wash hand basin with chrome mixer tap and dual flush low level WC. High quality wood effect flooring, heated towel radiator and double glazed double window to the front elevation.



Bedroom Two 11' 9" x 8' 6" (3.59m x 2.60m)

A second double bedroom having a radiator and double glazed window to the rear elevation.

Bedroom Three 7' 11" x 9' 10" (2.41m x 3.00m)

A third generous sized bedroom having a radiator and double glazed window to the rear elevation.

Bathroom 7' 2" x 8' 6" (2.19m x 2.60m)

Having a luxurious white suite including a panelled bath with chrome mixer shower attachment, wash hand basin and dual flush low level WC. LED Vanity wall mirror, heated towel radiator and high quality wooden flooring.

Outside Front

Each individual property is approached over a block paved driveway with parking for two vehicles.

Outside Rear

Each plot has an enclosed rear garden with gated rear access and include a recently laid turf garden and paved patio area spanning the full width of the house.



Agents Note(s): The photographs and measurements within this brochure refer to property number 29 The Maples.

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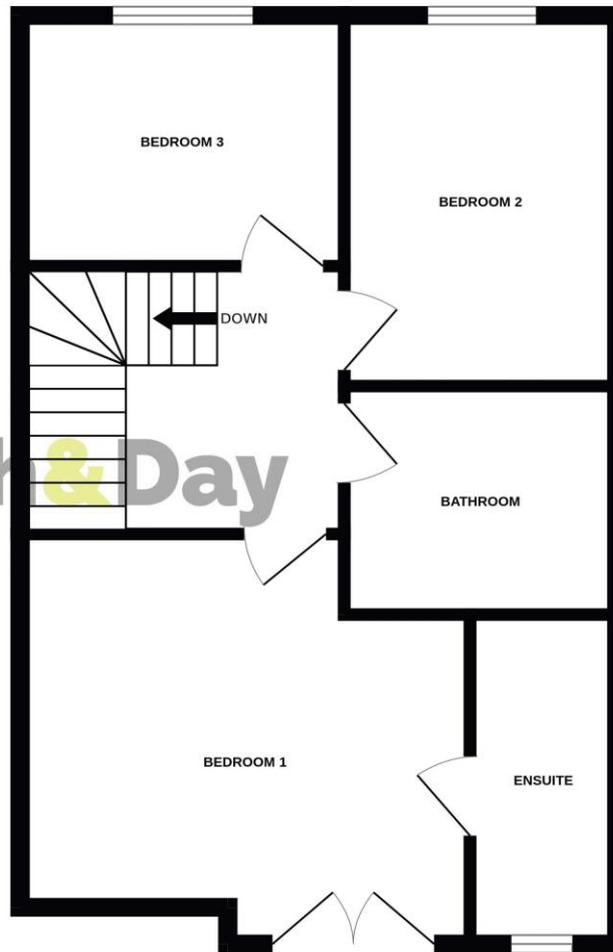
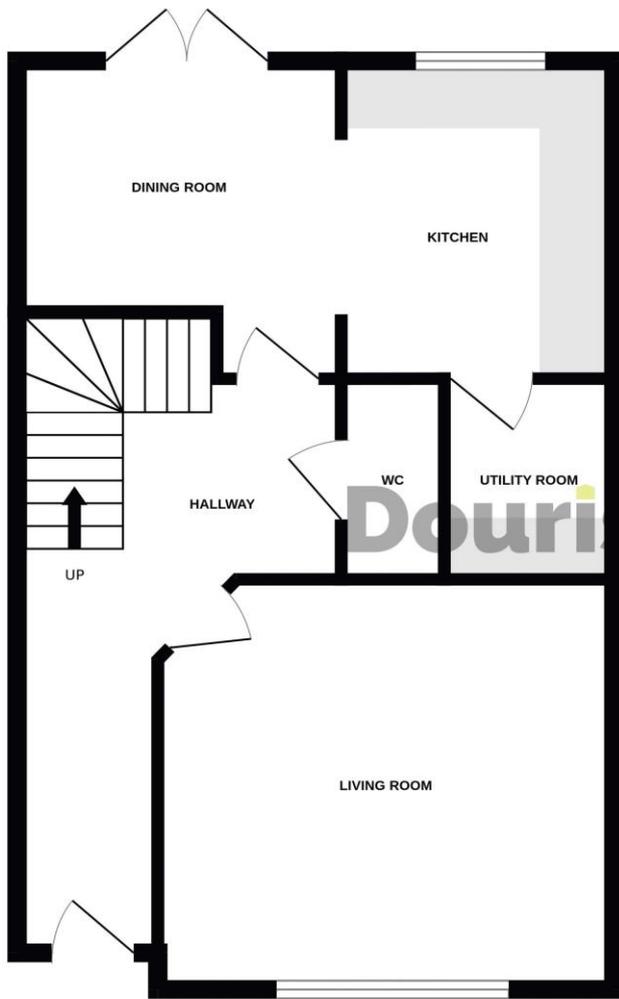
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GROUND FLOOR

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.
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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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