

Grosvenor Close

Penkridge, Stafford, ST19 5BS



With a sunny south west facing rear garden and located in a pleasant quiet cul de sac convenient for Penkridge village centre is this detached two bedroom bungalow offered to the market with no upward chain.

£265,000

John German 

The perfect retirement bungalow, easily managed and maintained, potential to improve and extend (STPP) if desired and ideally located for the many and varied amenities of Penkridge. These include canalside walks along the Staffs & Worcestershire canal, a market street with independent and national retailers, village pubs and eateries. The property is close to Penkridge station and has good links to main roads and the M6 motorway.

This uPVC double glazed and gas centrally heated bungalow offers a front main entrance door leading into an entrance hall from which you step into a spacious front facing lounge/dining room with dual aspect windows and pleasant cul de sac views.

Also leading off the hall is a fitted kitchen with front and side facing windows, a full range of cream panel fronted base, wall and drawer units, stainless one and a half bowl sink unit, built in double oven, four ring electric hob, worktops, splash back tiling and various appliance spaces. There is access from the kitchen to the side of the property, garage and back garden.

Approached from the lounge/dining room is a rear inner hall that gives access to the two bedrooms, shower room, substantial storage cupboard and loft hatch.

Both bedrooms overlook the sunny rear garden and bedroom one has a good range of built in wardrobes and matching furniture.

Bedroom two would make a perfect guest bedroom and both rooms are positioned close to the refitted shower room which is fully tiled and has a white and chrome low level WC, wash hand basin/vanity unit and an enclosed shower cabinet with Triton electric shower.

Outside a single garage has an electrically operated roller door. There is a neat lawned foregarden and driveway parking to the front of the bungalow with timber double gates that lead you into a further private driveway area to the side.

The sunny south west facing rear garden has been designed for ease of maintenance with the principal areas being paved and gravelled with decorative Cotswold stone together with fenced boundaries and a variety of established shrubs.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

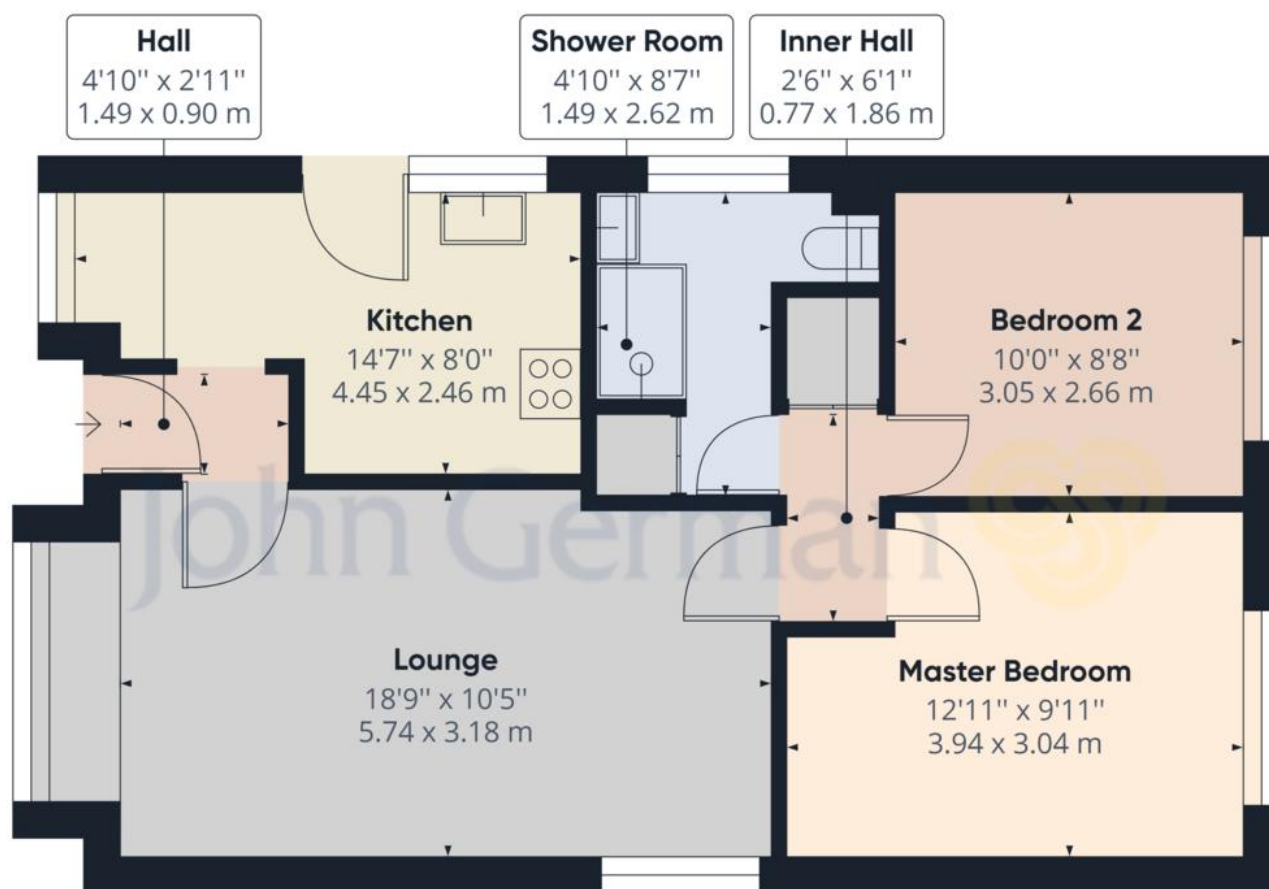
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.sstaffs.gov.uk

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/18072022

Local Authority/Tax Band: South Staffordshire Council / Tax Band D



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Approximate total area⁽¹⁾

613.76 ft²
57.02 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



John German
 5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR
 01785 236600
 stafford@johngerman.co.uk

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