

Walhouse Drive

Penkridge, Stafford, ST19 5SP

John 
German





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£475,000

An outstanding detached house which has been considerably improved having the benefit of a loft conversion providing a spacious double bedroom and separate shower room. In addition, one of the garages has been converted to provide a study and utility room. The property is well presented throughout and situated in this highly sought after location.



The reception hall has parquet floor with stairs rising to the first floor landing, a useful understairs cupboard and a cloakroom having a wash basin and WC. The particularly elegant and well proportioned lounge has a front facing bay window which has the benefit of professionally fitted window shutters and an attractive fireplace with coal effect gas fire. Glazed double doors opens to the attractive separate dining room which has a vertical towel radiator and doors opening to the conservatory featuring a tiled floor and French style double doors opening to the garden. The study again has professionally fitted shutters and parquet floor. The superb dining kitchen has an extensive range of contemporary style units with contrasting work surfaces extending to a dining bar, a one and half bowl sink and drainer, integrated appliances comprising induction hob, double oven, American style fridge freezer, microwave and dishwasher (please note, the coffee machine and extractor fan are not in working order). Additional features include downlighting, vertical towel radiator, tiled floor, space for a dining table and French style doors to the terrace and garden. The utility room has cupboards, work surfaces, sink and drainer and space and provision for a washing machine. An internal door gives access to the garage.

The first floor landing has stairs rising to the second floor, an airing cupboard and doors to three bedrooms. The principal bedroom has a front facing bay window with window shutters, double built wardrobes and an en suite comprising shower with waterfall and conventional heads, wash basin with integrated drawers beneath, WC, chrome towel radiator. There are two further double bedrooms, both of which have built in wardrobes and the front bedroom again having window shutters. The stunning, luxuriously appointed and very spacious family bathroom features a large freestanding roll top bath with external chrome taps and shower, spacious separate shower with waterfall and conventional heads, wash basin with integrated drawers beneath, WC and two chrome towel radiators. The second floor landing has built in cupboards and off which leads a spacious bedroom which has a professionally fitted desk, two Velux roof lights and a separate shower room comprising shower, wash basin, WC, towel radiator and Velux roof light.

Outside, the property is situated in this very pleasant cul de sac location with a lawned front garden, parking for two cars and access to the garage with electric garage door. To the rear of the property there is a sun terrace, dwarf wall to a further sun terrace and slightly raised lawn. The large village of Penkridge is exceptionally popular and sought after. It has a range of local shops, schools for all ages and also a railway station which provides excellent services. The surrounding road networks make easy commuting to the county town of Stafford, Cannock, the West Midlands, Telford and Shropshire. Nearby Gailey and Junction 13 of the M6 provide direct access into the national motorway.

Agents notes: The Land Registry document refers to rights, covenants and charges and a copy of which is available upon request. We understand the general area was previously mined. There is CCTV recording.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive & garage.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.eaststaffsbc.gov.uk

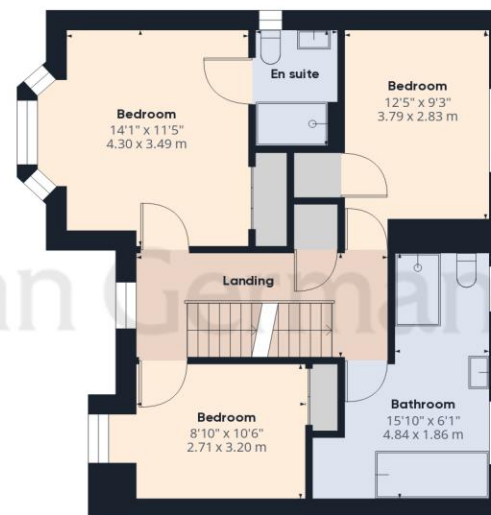
Our Ref: JGA/14102024



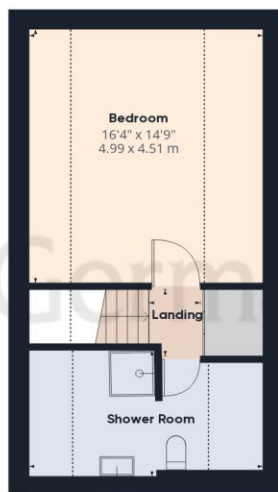




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2104 ft²
195.47 m²

Reduced headroom

1558.51 ft²
13.45 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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



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