



John German



A particularly attractive modern detached house which has been extended to create an open plan living/dining kitchen with orangery and feature Velux roof lights. There is also a separate lounge with log burner.

£435,000

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The reception hall has stairs rising to the first floor landing and a cloakroom having a wash basin with integrated cupboard beneath and a WC.

There is a delightful lounge with front facing bay window and a recessed fireplace housing a cast log burner.

Double doors open to the superb open plan living/dining kitchen area. The kitchen has an attractive and extensive range of units with contrasting wood effect worksurfaces, an enamel 1.5 sink and drainer, breakfast bar and integrated dishwasher and fridge. The range may be available by separate negotiation. There is a pleasant open plan sitting area which leads to the extended orangery featuring four Velux roof lights, ample space for a table, double French style doors opening to the garden, plus a study area.

The first floor landing has an airing cupboard and leads to four bedrooms and family bathroom. The principal bedroom has two built-in wardrobes and an en suite comprising shower, pedestal wash basin, WC and contrasting tiling to wet areas.

There is a tastefully appointed family bathroom having a white suite comprising bath, separate shower with both conventional and waterfall heads, wash basin with integrated cupboard beneath, WC, full height contrasting wall tiling and attractive floor covering.

Outside, the property stands back from the road behind a spacious drive and attractive front garden. Gated access leads to the rear garden.

Penkridge has an excellent range of amenities including schools for all ages, local shops, supermarket, welcoming country pubs and railway station. It is also conveniently situated for junction 13 of the M6 which provides direct access into the national motorway network and M6 toll.

**Agents note:** The Land Registry document refers to rights and covenants and a copy of which is available upon request.

**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 D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

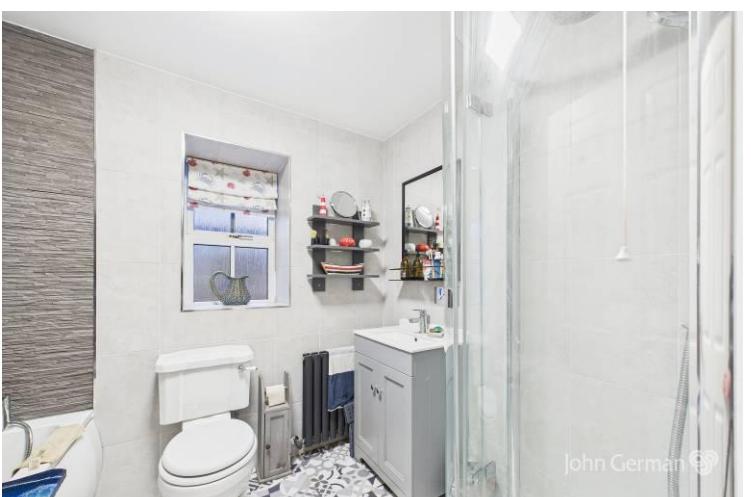
**Our Ref:** JGA/22012026

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Ground Floor

Orangery 10'3" x 14'6" 3.13 x 4.43 m

Study Area 12'0" x 4'10" 3.68 x 1.50 m

Kitchen/Living/Dining 8'9" x 25'3" 2.67 x 7.71 m

Lounge 15'7" x 10'5" 4.77 x 3.19 m

Hall 14'7" x 5'8" 4.46 x 1.73 m

Garage 16'4" x 8'0" 4.99 x 2.45 m

WC 5'10" x 2'8" 1.79 x 0.82 m

Approximate total area<sup>(1)</sup>

1351 ft<sup>2</sup>  
125.7 m<sup>2</sup>

Reduced headroom

13 ft<sup>2</sup>  
1.2 m<sup>2</sup>



Floor 1

Bedroom 8'11" x 8'2" 2.72 x 2.51 m

En suite 4'6" x 7'5" 1.37 x 2.26 m

Bathroom 6'1" x 7'11" 1.87 x 2.42 m

Bedroom 6'9" x 8'6" 2.08 x 2.61 m

Landing 4'0" x 12'7" 1.22 x 3.86 m

Bedroom 9'4" x 11'3" 2.87 x 3.43 m

Bedroom 11'9" x 12'0" 3.59 x 3.66 m

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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

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