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& SON**



Independent Chartered Surveyors  
Established 1919



**40 OLD PENKRIDGE ROAD  
CANNOCK, WS11 1HX  
£615,000 : FREEHOLD**

CONSIDERABLY EXTENDED AND IMPROVED DETACHED FAMILY HOUSE WITH FLEXIBLE ACCOMMODATION INCLUDING SELF CONTAINED FLAT SUITABLE FOR EXTENDED FAMILY OCCUPYING MATURE WELL STOCKED GARDENS EXTENDING TO 0.4 OF AN ACRE LOCATED IN MUCH SOUGHT AFTER RESIDENTIAL AREA OF THE TOWN ADJOINING CANNOCK PARK TO THE REAR

- |                     |   |                                     |
|---------------------|---|-------------------------------------|
| ❖ Canopy Porch      | ❖ Play/Hobby/Games Room ❖               | Self Contained Flat Incorporating ❖ |
| ❖ Reception Hall    | ❖ Central Landing ❖                     | Landing ❖                           |
| ❖ Lounge            | ❖ Five Bedrooms ❖                       | Lounge/Kitchen Area ❖               |
| ❖ Dining Room       | ❖ Ensuite Bathroom ❖                    | Bedroom ❖                           |
| ❖ Breakfast Kitchen | ❖ Ensuite Shower Room ❖                 | Shower Room ❖                       |
| ❖ Inner Hall        | ❖ Family Bathroom ❖                     | Gas Fired Central Heating ❖         |
| ❖ Utility Room      | ❖ Integral Double Width Garage ❖        | Fully Double Glazed ❖               |
| ❖ Cloakroom with WC | ❖ Extensive Mature Landscaped Gardens ❖ | Intruder Alarm ❖                    |
|                     | ❖ Inspection Essential ❖                |                                     |

THESE SALE PARTICULARS SHOULD BE READ IN CONJUNCTION WITH THE FORMAL NOTICES BELOW



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**40 Old Penkridge Road, Cannock**

**All measurements given are approximate and for guidance purposes only  
All photographs have been taken with an extra wide angle lens.**

Individually designed detached family residence of considerable character which has undergone considerable extensions and improvements to provide flexible family accommodation with self contained flat annex. The property occupies well stocked mature gardens which extend to approximately 0.4 of an acre or thereabouts located in a prime residential area of the town immediately adjoining Cannock Park to the rear.

The property is conveniently located being close to a wide range of facilities at the town centre and commuting to larger surrounding towns is afforded via the A460, A5 and A34 trunk roads and access points to the M6, M54 and M6 toll motorways.

The property can only be appreciated by an internal inspection which is highly recommended. It comprises:

**THE MAIN HOUSE (No: 40 Old Penkridge Road)**

**ON THE GROUND FLOOR:-**

**CANOPY PORCH** - with courtesy light.

**RECEPTION HALL** - 6ft 7ins x 17ft 5ins (2.01m x 5.31m) overall with double radiator, UPVC oak grained panelled/double glazed access door, UPVC double glazed window, integrate smoke alarm, telephone point, storage cupboard, coved ceiling and feature hardwood balustrade to stairs.



**LOUNGE** - 13ft 1ins to 15ft 4ins x 16ft 8ins to 19ft 8ins (3.99m to 4.67m x 5.08m to 5.99m) overall into double glazed bay window and inglenook fireplace which incorporates brick feature fire surround and heath with beam over, cast wood burner, two UPVC leaded light stained glass windows, concealed lights, telephone point, television aerial point, down lighters, two double radiators, single radiator, ornate plaster frieze, three wall light points and double glazed French doors to garden.



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**DINING ROOM** - 13ft 1ins x 9ft 8ins (3.99m x 2.95m) with UPVC double glazed window, coved ceiling and radiator.



**PART TILED BREAKFAST KITCHEN** - 11ft 8ins x 20ft 2ins (3.56m x 6.15m) incorporating radiator, two double glazed windows, extensive range of base units, laminate working surfaces, wall cupboards, electric built-in double oven, microwave, five burner gas hob, oven hood/extractor, integrated automatic dishwasher, integrated fridge, ceramic tiled floor, concealed lights, coved ceiling, tray/towel recess, inset sink having mixer taps, built-in cupboard and power points.

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**INNER HALL** - with ceramic tiled floor giving access to:-

**UTILITY ROOM** - 7ft 9ins x 11ft 2ins (2.36m x 3.40m) with ceramic tiled floor, stainless steel sink having mixer taps, base units, laminate working surfaces, wall cupboard, plumbing for an automatic washing machine, UPVC double glazed window, power points, airing cupboard having copper cylinder and Potterton gas fired central heating unit.

**PART TILED TOILET** - with white/chrome suite incorporating low flush WC, pedestal hand basin, laminate floor, electric extractor fan and heated towel rail.

**PLAY/HOBBY/GAMES ROOM** - 21ft 1ins to 30ft 4ins x 16ft 4ins to 20ft 3ins (6.43m to 9.25m x 4.97m to 6.17m) maximum with four UPVC double glazed windows, three double radiator, numerous down lighters, personnel access door to garage.



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**FRONT ENTRANCE LOBBY** - with arched access door and down lighter.

**REAR ENTRANCE LOBBY** - with courtesy light and Vaillant combination central heating unit.

**ON THE FIRST FLOOR:-**

**CENTRAL LANDING** - 6ft 7ins x 12ft 10ins (2.01m x 3.91m) exclusive of stairwell, with integrated smoke alarm, radiator, two UPVC double glazed windows and hardwood balustrade to stairs.



**INNER LANDING** - with coved ceiling and down lighters.

**STUDY AREA** - 7ft 11ins to 15ft 11ins x 10ft 6ins (2.41m to 4.85m x 3.20m) overall with UPVC double glazed window, down lighters, telephone point and double radiator.

**BEDROOM ONE** - 10ft 3ins to 14ft 8ins x 20ft 7ins (3.12m to 4.47m x 6.27m) maximum with two UPVC double glazed windows, double radiator, single radiator, numerous down lighters and the ceiling is part sloping.



**FULLY TILED EN-SUITE BATHROOM** - 6ft 11ins x 6ft 10ins (2.11m x 2.08m) with white/chrome suite incorporating panelled bath having mixer taps and shower screen, pedestal hand basin having mixer taps, low flush WC, extractor fan, radiator and the ceiling is part sloping.



**BEDROOM TWO** - 13ft 2ins to 17ft 7ins x 8ft 2ins (4.01m to 5.36m x 2.49m) average, incorporating built-in wardrobes, bed recess with high level storage cupboards over, down lighters, drawers, double radiator and the ceiling is part sloping.



**ENSUITE SHOWER ROOM** - 5ft 3ins x 8ft 2ins (1.60m x 2.49) with white/chrome suite incorporating Quadrant shower cubicle having shower mixer taps over, pedestal hand basin having mixer taps, low flush WC, down lighters, extractor fan, chrome heated towel rail and the ceiling is part sloping.



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**BEDROOM THREE** - 11ft 8ins x 13ft 1ins (3.56m x 3.99m) with range of built-in bedroom furniture which incorporates built-in wardrobes, bed recess with high level storage cupboards over, bedside cabinets and shelving, UPVC double glazed window and radiator.



**BEDROOM FOUR** - 11ft 4ins to 13ft 1ins x 7ft 6ins to 9ft 7ins (346m to 3.99m x 2.29m to 2.92m) with built-in wardrobes, bed recess with high level storage cupboards over, bedside shelving, dresser with drawers, UPVC double glazed window and double radiator.



**BEDROOM FIVE** - 11ft 8ins x 6ft 6ins to 8ft 6ins (3.56m x 1.98m to 2.59m) maximum, with built-in wardrobes, dresser with drawers, UPVC double glazed window, radiator, coved ceiling and access to:-



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**HALF TILED BATHROOM** - 11ft 7ins x 8ft 1ins (3.53m x 2.46m) with white/chrome suite incorporating corner bath having mixer taps with shower attachment, bidet, vanity unit with hand basin having mixer taps, cupboards below and mirror with medicine cabinet and shelving over, low flush WC, quadrant shower cubicle with electric instant shower over, chrome heated towel rail, down lighters, UPVC double glazed window and electric extractor fan.



**FLAT ANNEX - ( No; 40a Old Penkridge Road)**

Incorporating on the:-

**ON THE GROUND FLOOR:-**

**HALL** - with power points, light, plumbing for an automatic washing machine, cold water tap, electric heaters leading to:-

**ON THE FIRST FLOOR:-**

**LANDING** - with UPVC porthole double glazed circular window and integrated smoke alarm.

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**LOUNGE/KITCHEN AREA - incorporating:-**

**LOUNGE** - 13ft 3ins x 11ft 11ins (4.04m x 3.63m) with UPVC double glazed window, television aerial point and double radiator.



**PART TILED KITCHEN AREA** - 12ft 8ins x 11ft 1ins (3.86m x 3.38m) average, with built-in base units, laminate working surfaces, wall cupboards, electric built-in double oven, electric hob, oven hood/extractor, inset stainless steel sink having mixer taps, fluorescent light fitting and power points.

**BEDROOM** - 10ft 9ins x 8ft 5ins (3.28m x 2.57m) overall, with UPVC double glazed window and radiator.



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**FULLY TILED SHOWER ROOM** - 5ft 6ins x 7ft 7ins (1.68m x 2.31m) with white suite incorporating low flush WC, pedestal hand basin having mixer taps, fully tiled shower cubicle with shower mixer taps over, extractor fan and radiator.



**OUTSIDE:-**

**INTEGRAL DOUBLE WIDTH GARAGE** - 15ft 0ins x 20ft 4ins (4.57m x 6.20m) with fluorescent light fittings, power points, Alpha gas fired combination condensing central heating unit (supplying heating and domestic water to the flat)

**GARDENS** - The property occupies well stocked mature gardens which form an attractive feature and extends to approximately 0.4 of an acre or thereabouts. The property incorporates extensive lawns, numerous mature ornamental trees and shrubs, flower borders, clay paviour drive and pathways, carp pool with filters, York stone paved patio, there is gated/paved access to the rear garden. The rear garden is enclosed with screen hedging/close board fencing and adjoins Cannock part to the rear.

There are also numerous outside lights and cold water tap located to the outside of the main building.



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**GAS FIRED CENTRAL HEATING** – is installed. There are three systems, the original main house is heated by the Potterton Kingfisher unit located in the utility room which also provides domestic hot water by a copper cylinder. The extended accommodation to the main house has heating provided from the Vaillant combination unit located in the rear porch and heating to the flat is provided by the Alpha combination condensing unit located in the garage.

**ALL MAINS SERVICES** - are available. **TELEPHONE LINE** - is at present installed.

**TENURE** - We have been advised by the Vendor that the property is Freehold. We have not been able to confirm this by reference to the Title Deeds and this therefore will be verified by the Vendor's Solicitors during pre-contract enquiries.

**COUNCIL TAX BAND - NO 40 - E      NO 40A - A**

**VIEWING BY PRIOR APPOINTMENT** - arranged with the Agents at their Cannock Office.

**SPECIAL NOTE:** 40a the separate flat is occupied on 6 month Assisted Shorthold Tenancy from 20th June 2015 now holding over. Current rent £450 pcm

**VACANT POSSESSION WILL BE GIVEN UPON COMPLETION OF THE PURCHASE**

**PROPERTY MISDESCRIPTIONS ACT 1991.**

Please note that these particulars have been prepared by us on the basis of information provided to us by our Client.

The gas or electric heaters and other gas or electric appliances which are mentioned in these details have not been tested by us as we are not qualified to do so.

**Purchasers are, therefore, advised to undertake their own tests should they consider this necessary. No Warranty given.**

**NOTICE:** Boot And Son for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
- (ii) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Boot and Son has any authority to make or give any representation or warranty whatsoever in relation to this property.

**40 Old Penkridge Road, Cannock**



All Floor Plans and Site Plan Are For Identification Purposes Only - Not To Scale



# Energy Performance Certificate



40, Old Penkridge Road, CANNOCK, WS11 1HX

Dwelling type:	Semi-detached house	Reference number:	9320-2880-7904-9894-7255
Date of assessment:	10 October 2014	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	14 October 2014	Total floor area:	258 m <sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

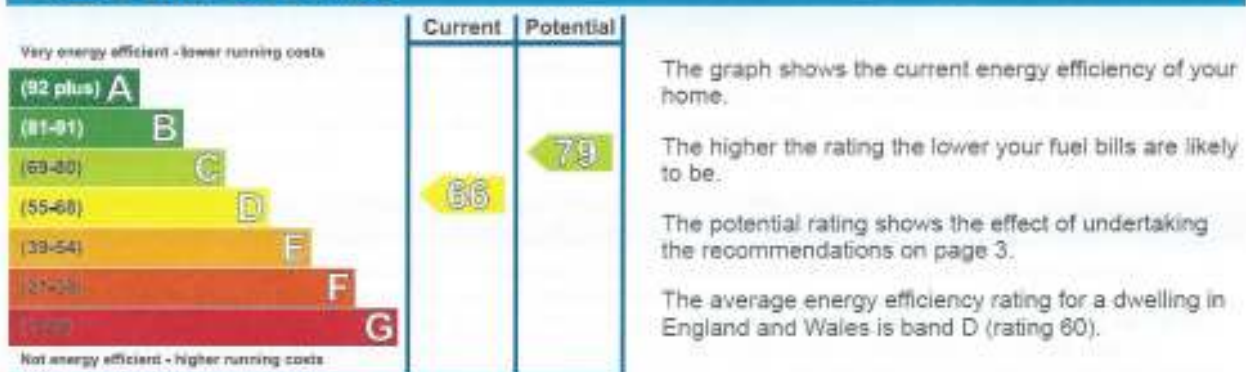
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 5,961</b>
<b>Over 3 years you could save</b>	<b>£ 1,656</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 597 over 3 years	£ 306 over 3 years	
Heating	£ 4,815 over 3 years	£ 3,549 over 3 years	
Hot Water	£ 549 over 3 years	£ 450 over 3 years	
<b>Totals</b>	<b>£ 5,961</b>	<b>£ 4,305</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 438	✓
2 Floor insulation	£800 - £1,200	£ 321	✓
3 Low energy lighting for all fixed outlets	£220	£ 234	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



# Energy Performance Certificate



40a Old Penkrigde Road,  
CANNOCK, WS11 1HX

Dwelling type: Top-floor flat  
Date of assessment: 15 October 2008  
Date of certificate: 20 October 2008  
Reference number: 8358-6820-5979-1205-6092  
Total floor area: 49 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	<b>76</b>	<b>77</b>	(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	207 kWh/m <sup>2</sup> per year	202 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.7 tonnes per year	1.6 tonnes per year
Lighting	£36 per year	£24 per year
Heating	£249 per year	£251 per year
Hot water	£62 per year	£62 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call **0800 512 012** or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

Certification mark