



2 The Cottages, Goods Station Lane, Penkridge, ST19



TWO BED SEMI DETACHED PROPERTY WITH PLANNING PERMISSION GRANTED FOR A TWO STOREY EXTENSION TO THE REAR OF THE PROPERTY.

Set on the west side of Penkrige, on the much sought after Goods Station Lane, this a charming property with bags of potential. Close to the heart of the village which has a full range of amenities, as well as the twice weekly market.

Goods Station Lane has superb transport links. It is ideally located for commuting by rail or road with excellent motorway access links at junctions 12 and 13 of the M6 Motorway and Penkrige railway station providing main line access to all major cities.

Lounge:

With access to the upstairs and kitchen, this light room is cosy in winter with the gas central heating being powered by a back boiler. The tiled surround gas fire being the main focal point; a room with character.

Kitchen:

Everything you need is in this well designed use of space. White cupboards making a pleasing contrast with the grey work surfaces and grey tiled floor. There is a gas hob with extractor fan, electric oven and space for a fridge freezer.



Bathroom:

Set to the rear of the property, with a white suite comprising of; bath with shower over, w/c, and hand basin, neutrally decorated with a laminate floor.

Utility:

Set to the side and rear of the property and accessed via the kitchen, with a door leading to the rear of the property.



Bedroom 1:

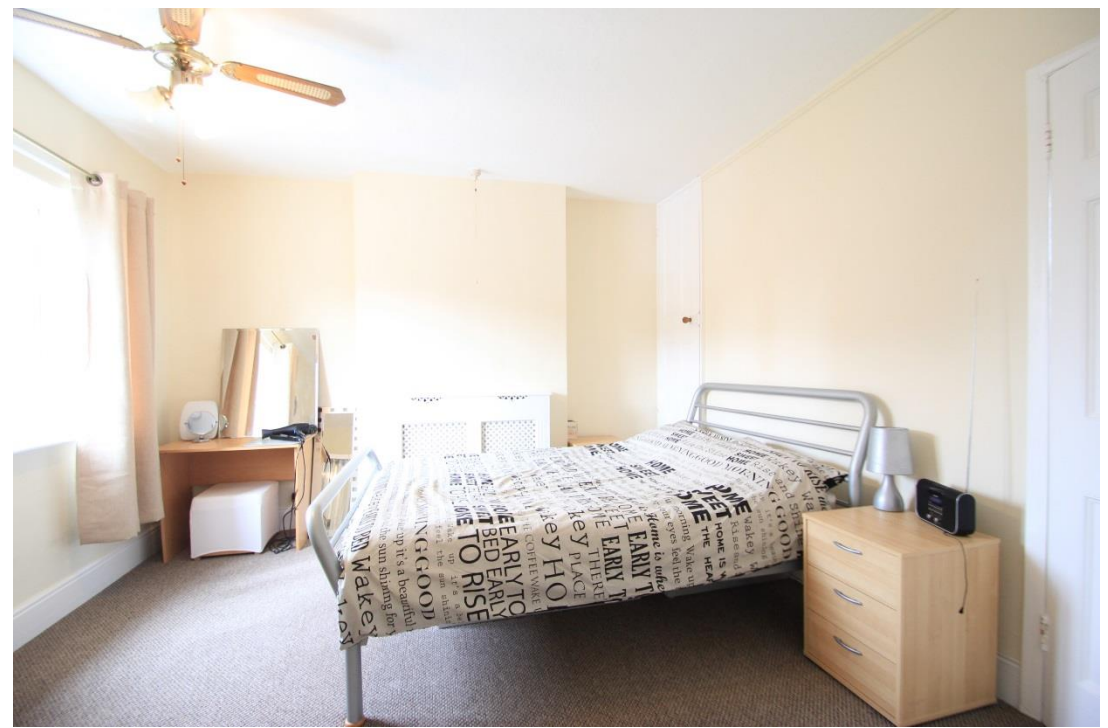
The master bedroom is a large double bedroom facing the front aspect of the property, a light and airy room which leads on to the:

Dressing Room:

Enough space to house all your storage needs.

Bedroom 2:

Located to the rear of the property.



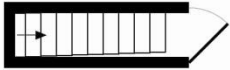
Garage:

A communal driveway gives access to two outbuildings which provide space for storage. The separate garage is set back giving plenty of room for parking.

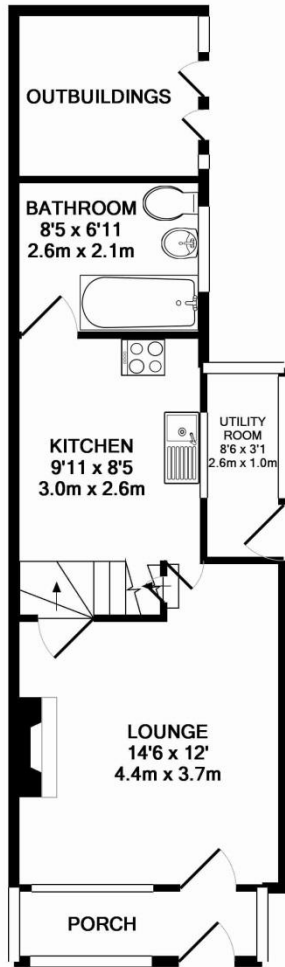
Garden:

Laid to lawn this is a blank canvass to explore your gardening potential.

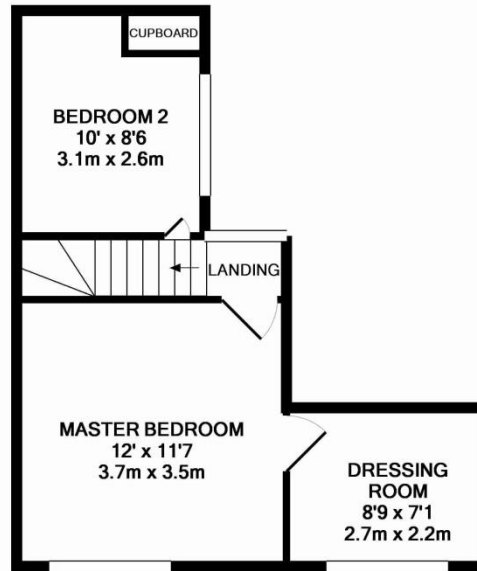




BASEMENT LEVEL
APPROX. FLOOR
AREA 19 SQ.FT.
(1.8 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 444 SQ.FT.
(41.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 319 SQ.FT.
(29.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 782 SQ.FT. (72.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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. Dixon Estates (Stafford) Ltd 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. MEASUREMENTS Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Energy Performance Certificate



The Cottage, Goods Station Lane
Penkridge, STAFFORD
ST19 5AU

Dwelling Type: Semi-detached house
Date of Assessment: 03/12/2007
Date of Certificate: 03/12/2007
Reference Number: 9941-2837-6127-0803-4015
Total: 63 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		55
(39-54) E	36	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 will be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		47
(21-38) F	31	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy Use	607 kWh/m ² per year	411 kWh/m ² per year
Carbon dioxide emissions	6.4 tonnes per year	4.4 tonnes per year
Lighting	£51 per year	£26 per year
Heating	£758 per year	£556 per year
Hot water	£106 per year	£75 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 on 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.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. For advice on how to take action and to find out about offers available to help make your home more energy efficient, call **0800 512 012** or visit www.energysavingtrust.org.uk/myhome