



1 Wolverhampton Road, Penkridge, ST19 5DP





**1 Wolverhampton Road is a traditional 3 bedroom semi-detached property set in the much sought after village of Penkrige. This spacious home with a vast rear garden and double garage is ideal for families and is close to the heart of the village, which has a full range of amenities as well as the long established twice weekly market.**

It has the benefit of full gas central heating via a Vaillant Combi-boiler which has been serviced annually and has radiators in all rooms and double glazing throughout. The accommodation comprises; hall, lounge, kitchen, conservatory, a guest W/C, three bedrooms and family bathroom.

The property has excellent transport links. It is ideally located for commuting by rail or road with superb motorway access links at junctions 12 and 13 of the M6 Motorway and Penkrige railway station providing main line access to London, Manchester, Liverpool and Birmingham.

**Lounge:** This elegant living room has dual aspect, with French doors leading into the conservatory which let copious amounts of light flood into this room giving it a light and airy feel. A feature fireplace provides a lovely focal point and laminate floor and neutral décor compliments this space which is perfect for entertaining and for family life.

**W/C:** The property has the benefit of a guest facility comprising w/c and wash hand basin.



**Kitchen:** This well equipped kitchen has an abundance of contemporary units with integrated appliances to include dishwasher, fridge, freezer, washer/dryer, a stainless steel oven with separate grill and a gas hob with 5 burners. An overhead extractor keeps the kitchen fresh and with plenty of working surface, this is an enjoyable space for cooking.

**Conservatory:** This is a fabulous asset to the property and provides a versatile space to enjoy the garden whatever the weather. Its exceptional size adds additional living and entertaining space to the property and with its contemporary design it is a delightful private space to dine or relax.





**Bedroom 1:** The master bedroom is a double bedroom facing the rear aspect of the property with neutral décor and built in wardrobes providing storage.

**Bedroom 2:** Located at the rear aspect with fitted wardrobes; this is another double room.

**Bedroom 3:** Set to the front, this is a good size single bedroom. The generous proportions of all three bedrooms makes this property suitable for a growing family or for those with home office requirements.

**Family Bathroom:** A white suite comprising; P shaped Jacuzzi bath with overhead shower. The w/c and semi recessed wash hand basin are concealed in a vanity unit, giving a clean and uncluttered appearance; maximising the space and providing ample storage.



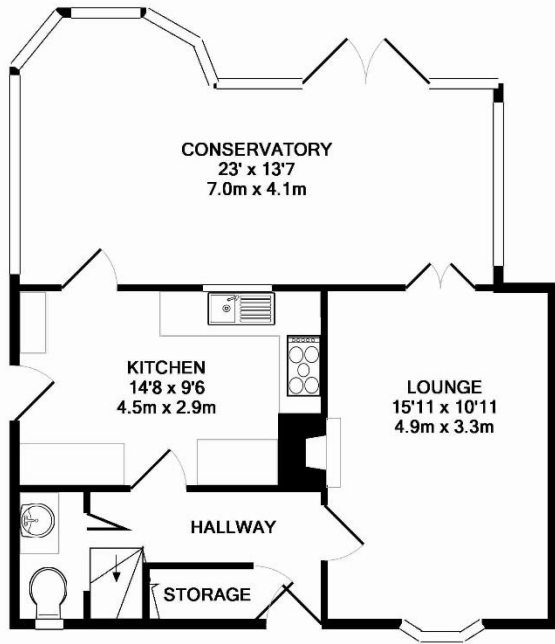
**Garden:** A low maintenance enclosed garden which is zoned for a variety of uses and an ideal blank canvas for the discerning gardener. Block paved in herringbone design the patio area is softened by potted plants and shrubs.

**Storage:** There are 3 purpose built outbuildings with power, lighting and water.

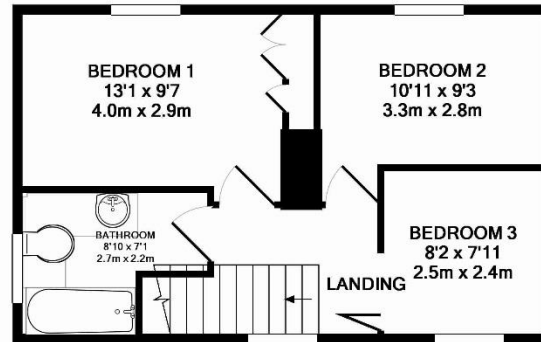
**Garage:** A double garage with power and lighting.

**Parking:** With ample off street parking for several cars on a herringbone design driveway. Wooden gates to the rear of the property offers privacy to the enclosed rear garden.





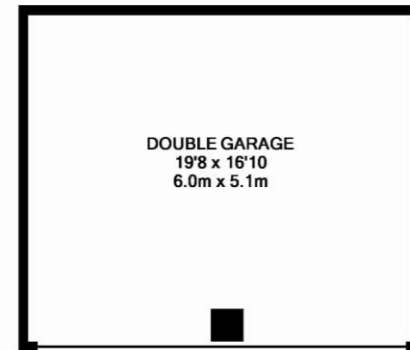
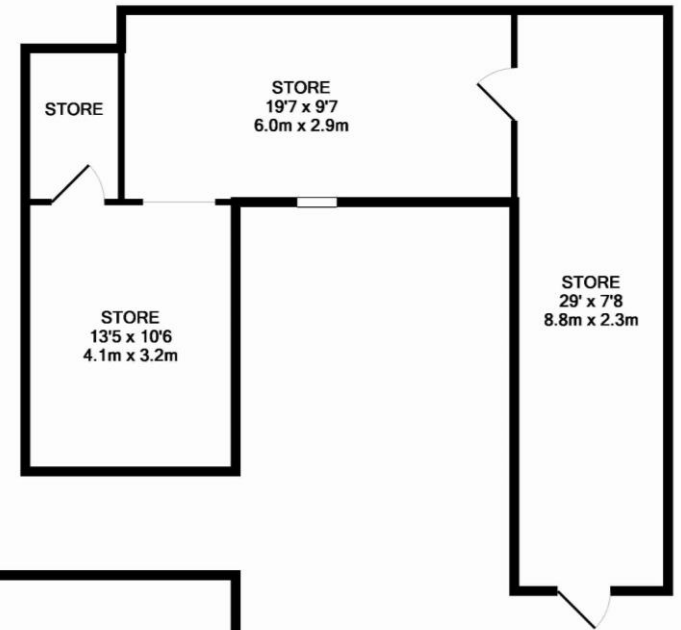
GROUND FLOOR  
APPROX. FLOOR  
AREA 658 SQ.FT.  
(61.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 388 SQ.FT.  
(36.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1046 SQ.FT. (97.1 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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TOTAL APPROX. FLOOR AREA 916 SQ.FT. (85.1 SQ.M.)

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