



27 Templars Way, Penkridge, ST19 5HR

Dixon & Co

Sales Lettings Commercial

Unit 11, Pearl House, Anson Court, Stafford, ST18 0GB
4 Crown Bridge, Penkridge, ST19 5AA

01785 220366
01785 711129

www.dixonand.co



Set on the south side of Penkridge, 27 Templars Way is a 3 Bed Semi-detached property located in a popular residential area close to the Staffordshire & Worcestershire canal. It is in an excellent school catchment for all school levels and is within walking distance of the village which has a full range of local shops and amenities as well as the well-established twice weekly market.

Templars Way 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 Penkridge railway station providing main line access to all major cities.

Lounge: This spacious living room has a large window to the front aspect which lets copious amounts of light flood into this room giving it a light and airy feel. A feature fireplace with an electric fire makes a lovely focal point and is complemented by the décor and carpet.

Kitchen: Set to the rear aspect with views over the garden this fully fitted kitchen has an array of white units providing ample storage. There is an oven with separate grill and gas hob with overhead extractor to keep the kitchen fresh. An under stairs cupboard provides a useful pantry.

Dining Area: This is a versatile space; ideal for entertaining and is perfectly zoned for cooking and dining. There are patio doors leading directly to the rear of the property.



Bedroom 1: The master bedroom is a large double bedroom facing the front aspect of the property with built-in wardrobes for ample storage.

Bedroom 2: Located at the rear aspect, this is another double room with built-in wardrobes and an airing cupboard for additional storage.

Bedroom 3: Set to the front of the property, this is a good sized room.

Bathroom: A white suite comprising: bath with overhead shower and space saving shower screen, w/c and shell design pedestal basin. The area has been tiled for ease of maintenance.

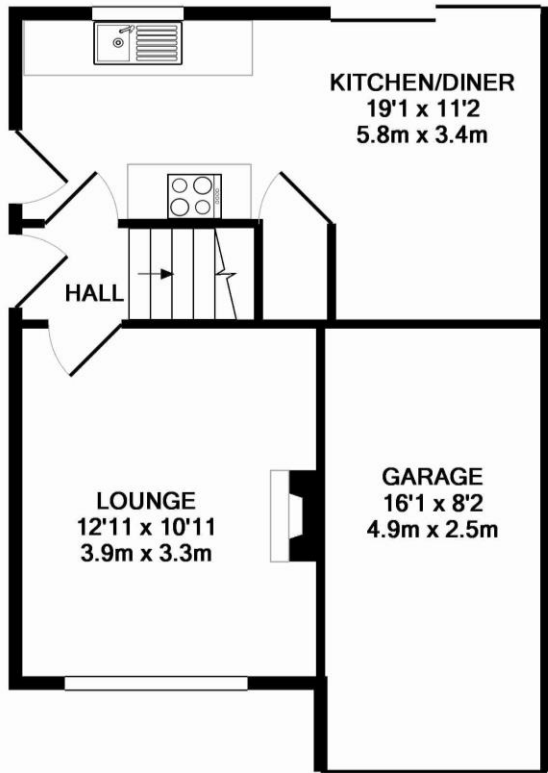


Garden: A low maintenance enclosed garden laid mainly to lawn with established borders and shrubs allows the owners to make the most of the outdoors. The large patio area offers the opportunity of Al Fresco dining. There is a shed for additional storage.

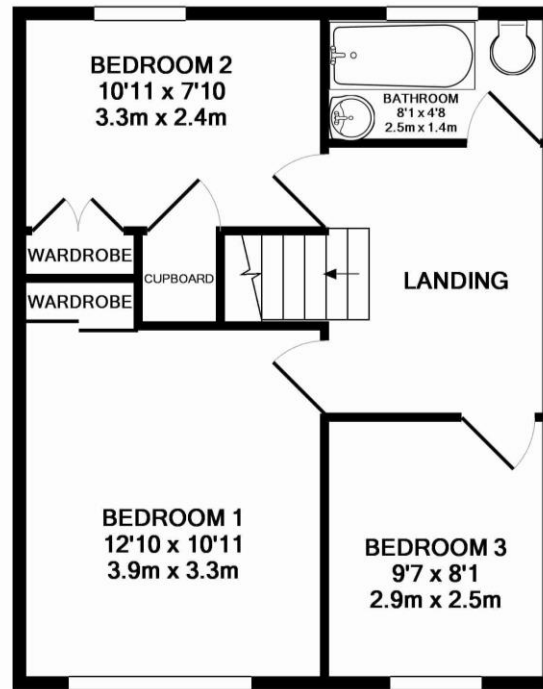
Garage: With power and lighting.

Parking: There is extensive off road parking available for several cars on a gravel driveway and the adjacent front garden has been laid to lawn with established trees for added privacy.





GROUND FLOOR
APPROX. FLOOR
AREA 485 SQ.FT.
(45.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 458 SQ.FT.
(42.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 943 SQ.FT. (87.6 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
Made with Metropix ©2016

EPC Here

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.