



27 Leacroft Road, Penkridge, ST19 5UB



This deceptively spacious bungalow is located in Leacroft Road, close to the heart of Penkridge village, which has a full range of amenities as well as the long established twice weekly market. Semi-detached and with a garage, large conservatory and private garden the property, in need of some modernisation is a great project for those looking for one level living .

The property has the benefit of full gas central heating with radiators in all rooms and double glazing throughout. The accommodation comprises; a hall, lounge/diner, kitchen, conservatory, two bedrooms and a shower room.

Leacroft Road 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.

Hall: The property is accessed via a UPVC door located at the side aspect into a through hall, leading to lounge and bedrooms.

Lounge: This spacious living room with a large window to the front aspect provides copious amount of light making this an enjoyable place for dining and entertaining.



Kitchen: Set to the rear aspect with a door into the conservatory there are a range of wall and base units together with built in cupboard providing ample storage.

Conservatory: This is an enormous space which can be used for a variety of uses, with the benefit of plumbing for a washing machine. It is of part brick and UPVC double glazed construction, with views looking out onto the private garden and provides additional living space.



Bedroom 1: The master bedroom is a large double bedroom facing the rear aspect of the property with a built in closet for storage.

Bedroom 2: Located at the front aspect, this is a good size room.

Shower Room: With floor to ceiling tiles and a walk-in shower cubicle, this is ideal for those with mobility issues and also easy to maintain. Comprising shower cubicle, wash hand basin recessed into a vanity unit, perfect for storage and low level w/c.



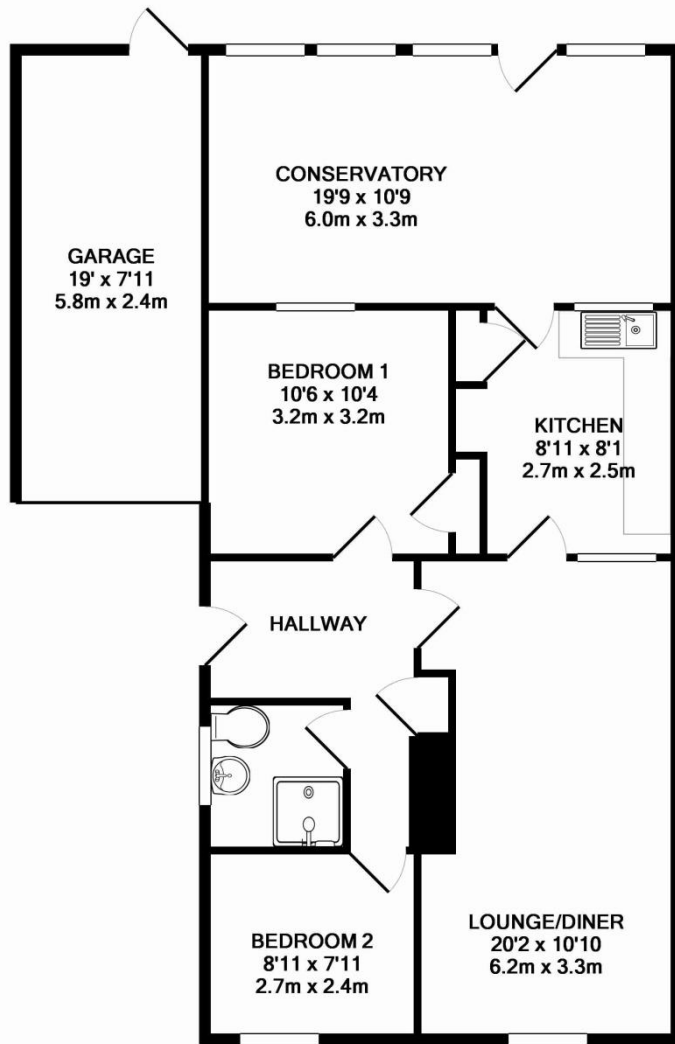
Garden: An enclosed and private garden to enjoy the outdoors surrounded by panel fencing and established hedges, shrubs and well-stocked borders. Laid mainly to lawn this is a low maintenance garden.

Garage: With power and lighting and door and window to the rear.

Parking: There is off road parking available for several cars on the drive.

Front Garden: An attractive front garden laid mainly to lawn surrounded by well stocked borders adding colour and interest.





TOTAL APPROX. FLOOR AREA 958 SQ.FT. (89.0 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

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



27, Leacroft Road, Penkridge, STAFFORD, ST19 5BU

Dwelling type: Semi-detached bungalow
Date of assessment: 28 July 2015
Date of certificate: 03 August 2015
Reference number: 8245-7923-0240-8938-1922
Type of assessment: RdSAP, existing dwelling
Total floor area: 78 m²

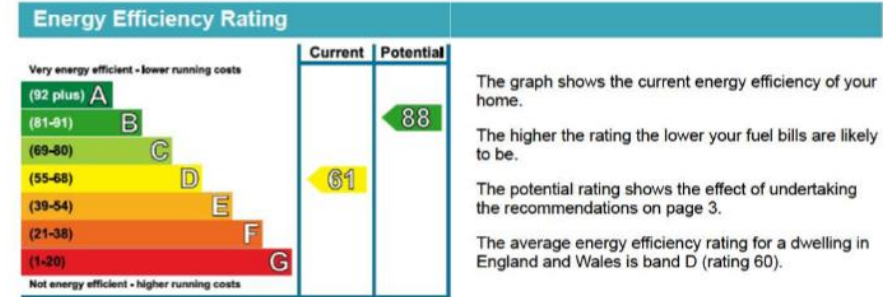
Use this document to:

- 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

Estimated energy costs of dwelling for 3 years:	£ 2,805
Over 3 years you could save	£ 1,230

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 153 over 3 years	
Heating	£ 2,301 over 3 years	£ 1,215 over 3 years	
Hot Water	£ 309 over 3 years	£ 207 over 3 years	
Totals	£ 2,805	£ 1,575	

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.



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 Increase loft insulation to 270 mm	£100 - £350	£ 705	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 144	
3 Low energy lighting for all fixed outlets	£15	£ 36	

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 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.