



87 Haling Road, Penkridge, ST19 5DA

Dixon & Co

Sales Lettings Commercial

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**Set on a fantastic corner plot this detached family home is a must see for the discerning family. This delightful home is located in an enviable position very close to the heart of Penkridge. The village has a full range of shops and amenities as well as the long established twice weekly market.**

This spacious family home has the benefit of gas central heating via a combination boiler and double glazing throughout. The accommodation comprises; a hall, lounge, dining kitchen, utility/w/c, three good sized bedrooms and a family bathroom.

Haling Road has superb transport links. It is ideally located for commuting by rail or road with superb motorway access links at junction 12 and 13 of the M6 Motorway and Penkridge railway station providing mainline access to London, Manchester, Liverpool and Birmingham.

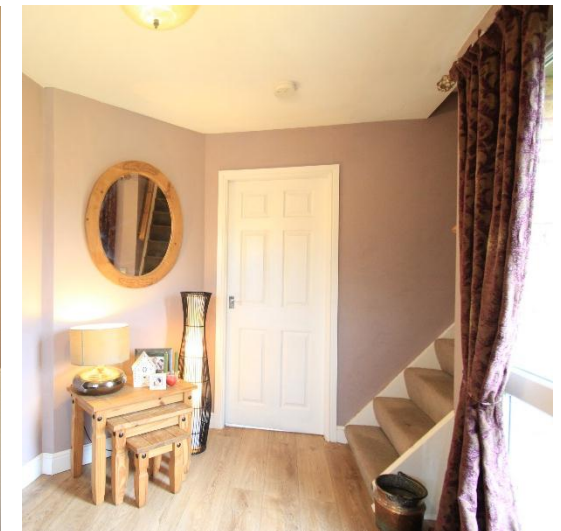
**Hall:** The hall is a lovely light and airy space with access to the reception rooms, utility/w/c, and stairs to the first floor.

**Lounge area:** This room is flooded with light from the large windows which overlook the beautiful manicured garden to the front of the property. A brick fireplace is the main focal point housing a log burner powered by coal/logs making this the perfect space for entertaining and for family life. An archway leads from the lounge to the Kitchen/dining area with oak laminate floor and doors to the courtyard, perfect for entertaining,



**Kitchen:** This well designed kitchen flows well with the light and airy feel of the whole house. With cream wood cupboards to compliment the oak laminate floor, a gas hob with extractor fan and built in oven, this is an enjoyable space to create culinary delights.

**Utility room/w/c:** A very useful space which currently houses: washing machine, dishwasher fridge freezer w/c and washbasin.





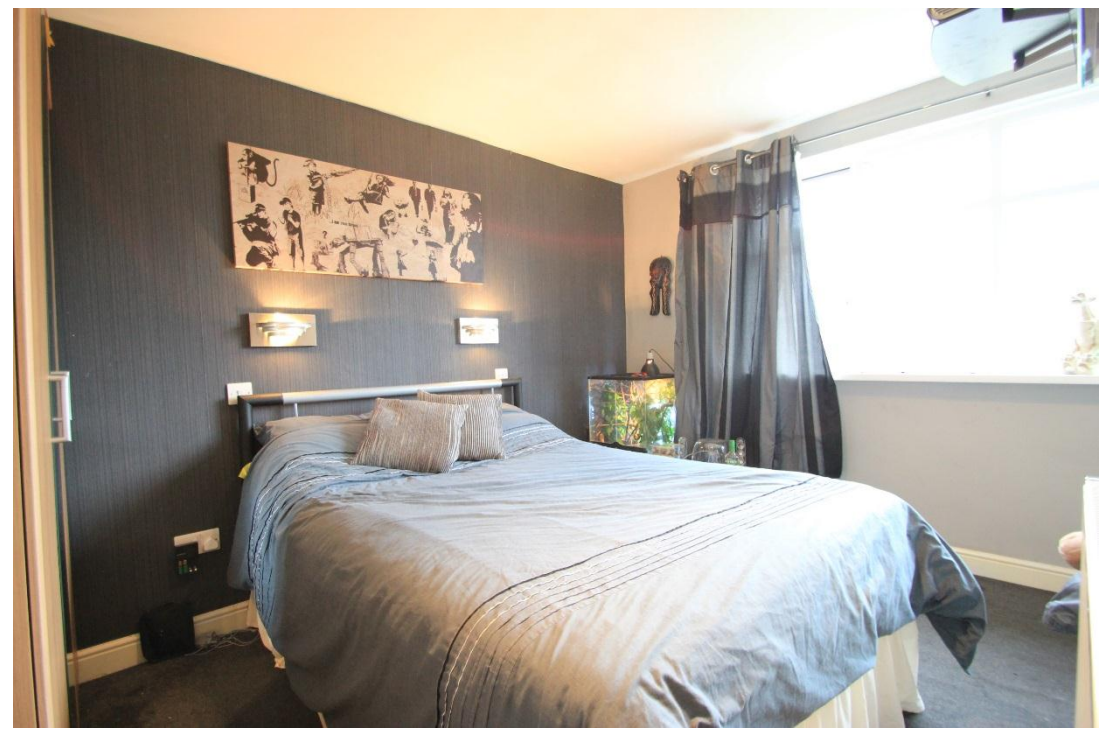
**Bedroom 1:**

The master bedroom is a double bedroom facing the front aspect of the property.

**Bedroom 2:** A great double room to the side of the property, very light and airy.

**Bedroom 3:** Located to the rear of the property a single room with plenty of space.

**Family bathroom:** A modern white suite comprising, bath with shower, w/c and washbasin. Neutral tiles enhance this stylish bathroom.

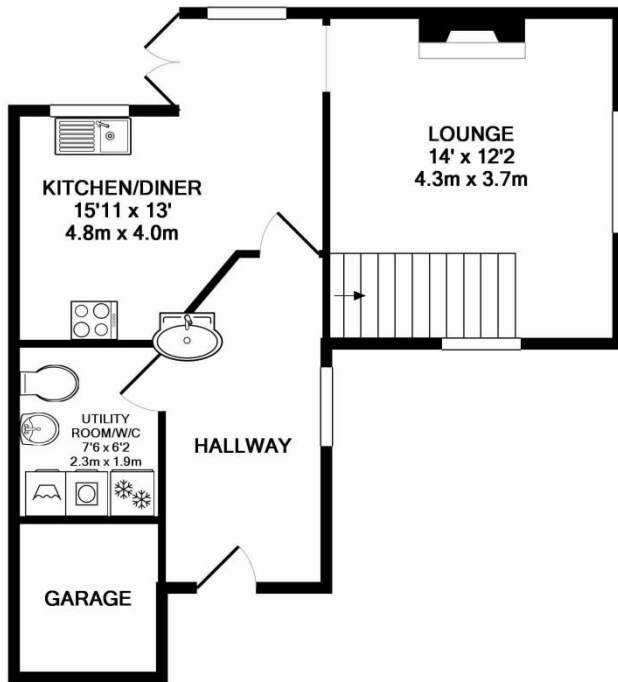


**.Courtyard:** To the rear of the property a block paved area giving ample space for relaxing and that alfresco glass of wine.

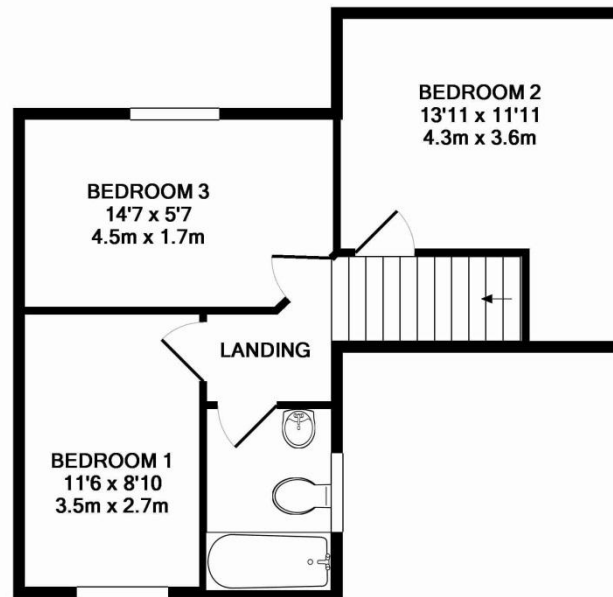
**Garden:** A beautiful garden to the front and side, with mature shrubs, a beautiful space which has been lovingly maintained.

**.Parking:** There is ample space on the block paved drive with a lawned area with shrubs to the front and side. A very attractive and welcoming aspect to the property on this impressive corner plot.





GROUND FLOOR  
APPROX. FLOOR  
AREA 475 SQ.FT.  
(44.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 431 SQ.FT.  
(40.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 905 SQ.FT. (84.1 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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