



2 Micklewood Close, Penkridge, ST19 5JE



**Set on the south side of Penkridge, this 3 bedroom detached property is a must-see for the discerning family. Occupying an enviable corner plot, the property is located on a much sought after development close to the heart of the village, which has a full range of amenities as well as the twice weekly market.**

The property is in an excellent school catchment for all school levels and offers well-proportioned accommodation comprising a Lounge/Diner, Kitchen, Sun-Room, Three Bedrooms and a Family Bathroom. It has the benefit of an upgraded fuse board, cavity wall insulation, double glazing throughout and full gas central heating via a combi-boiler which is serviced annually.

Micklewood Close 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 into a hall leading to reception rooms and stairs to the first floor.

**Lounge Area:** Set to the front property with classic décor and carpeted floor, this elegant living room has a feature fireplace with a living flame gas fire providing a lovely focal point and is the perfect place for relaxing.

**Dining Area:** Open plan living is completely on trend and this room is perfectly zoned for all of the modern family requirements. Currently set as a dining room, this is a multi-functional space.



**Kitchen:** Set to the rear aspect with views over the garden, this well-equipped kitchen has recently been refitted with quality base and wall units providing ample storage, complemented by contrasting granite countertops and an enamel sink. With integrated appliances and a stainless steel New World Range Cooker with 5 Burners and 2 ovens as its centrepiece, this is an enjoyable space for cooking.



**Sun-Room:** This is a fabulous asset to the property and provides a versatile space to sit and enjoy the outdoors whatever the weather. The abundance of natural light is guaranteed to lighten the most sombre of moods and is an effective transition from living room to garden.

**Bedroom 1:** The master bedroom is a large double bedroom facing the front aspect of the property with fully fitted mirrored wardrobes providing ample storage.

**Bedroom 2:** Located at the rear aspect, this is another double room with views over the garden.

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

**Family Bathroom:** A white suite comprising; bath, with overhead electric shower, w/c and pedestal wash hand basin. The room has been extensively tiled for ease of maintenance.



**Garden:** A low maintenance enclosed garden to enjoy the outdoors. Laid mainly to lawn there are well stocked borders of established plants and shrubs. A large decking area offers the opportunity of Al Fresco dining or perhaps an after work glass of wine in this enclosed setting.

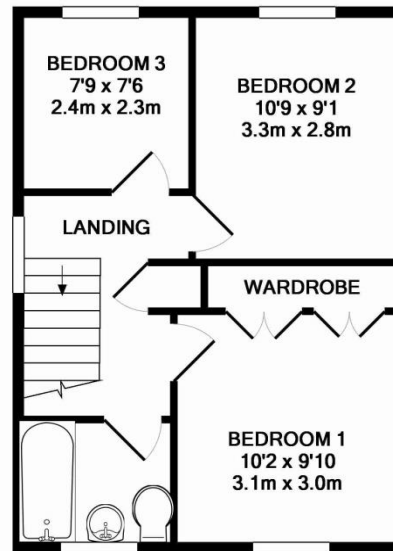
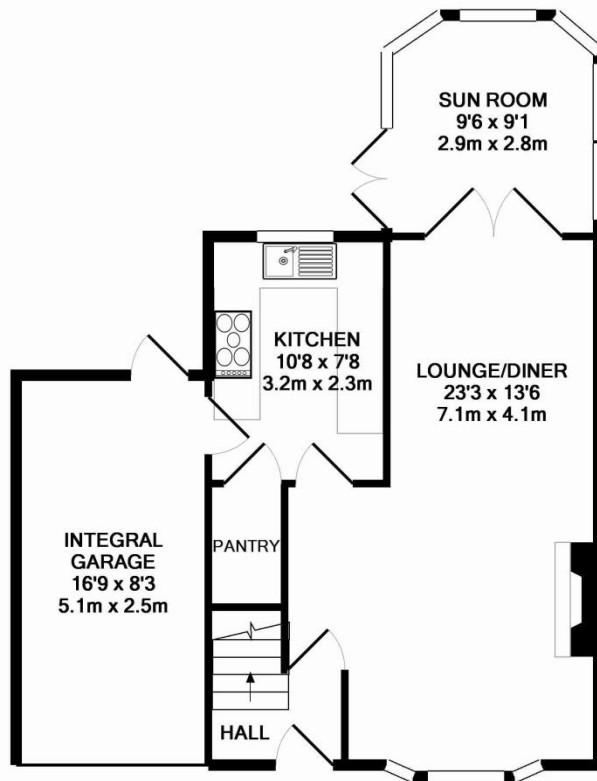
**Garage:** With power and lighting and plumbing for a washing machine in the utility area.

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

**Front Garden:** The adjacent lawn garden is immaculately presented with a display of established well-stocked flowerbeds softening the approach and making a welcoming first impression.



Epc here



1ST FLOOR  
APPROX. FLOOR  
AREA 381 SQ.FT.  
(35.4 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 607 SQ.FT.  
(56.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 988 SQ.FT. (91.8 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.