



34 Templars Way, Penkridge, ST19 5HR



Set on the south side of Penkridge, 34 Templars Way is a 3 Bed Semi-detached property located on 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.

The property offers spacious accommodation and has the benefit of full gas central heating with radiators in all rooms and double glazing throughout. The accommodation comprises: lounge, kitchen/diner, conservatory, three bedrooms and a family bathroom.

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 bay 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 neutral décor and carpet.

Conservatory: The ideal place to enjoy garden views whatever the weather. The abundance of natural light is guaranteed to lighten even the most sombre of moods and is an effective transition from living room to garden, whilst offering additional living space. It has the benefit of gas central heating, solid wood flooring and a combination ceiling light and fan; an enjoyable space that can be used all year round.



Kitchen: Set to the rear aspect with views over the garden this fully fitted kitchen has an array of beech effect units providing ample storage, complemented by contrasting countertops. There is a stainless steel oven and gas hob with overhead extractor to keep the kitchen fresh. An under stairs cupboard provides a useful pantry and with access to the integral garage currently used as a utility.

Dining Area: This is a versatile space and ideal for entertaining and for family life. Part tiled and part solid wood flooring, this area is perfectly zoned for cooking and dining and French doors lead directly to the conservatory which adds additional living space.



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, currently used as a study.

Bathroom: A stylish room with a white suite comprising; a large corner shower with curved shower screen, w/c and pedestal mounted wash hand basin. White tiles with a contemporary border and laminate flooring compliments this room.

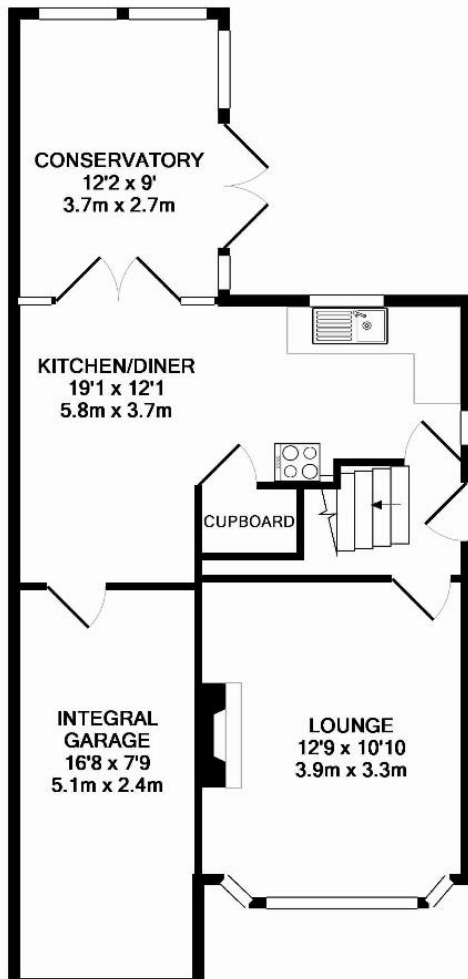


Garden: A low maintenance enclosed garden laid mainly to lawn with established borders and shrubs allows the owners to make the most of the outdoors. The large patio area offers the opportunity of Al Fresco dining, with a further decked area receiving the sun until late into the summer evenings.

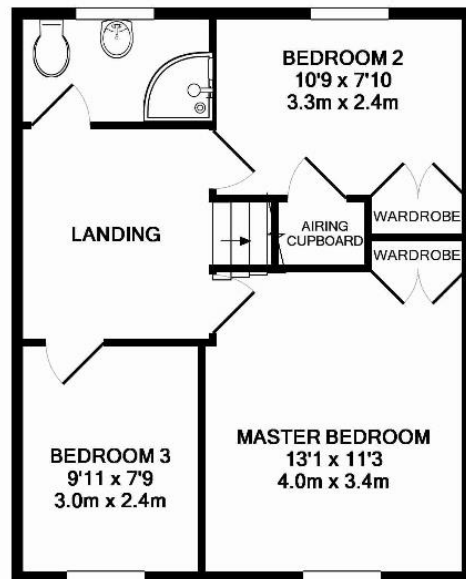
Garage: Partially boarded with power, lighting and access to the property.

Parking: There is ample off road parking available for several cars on a block paved drive.





GROUND FLOOR
APPROX. FLOOR
AREA 616 SQ.FT.
(57.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 453 SQ.FT.
(42.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1069 SQ.FT. (99.4 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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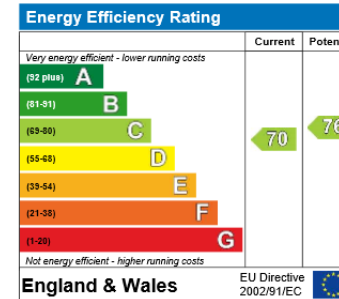
Energy Performance Certificate



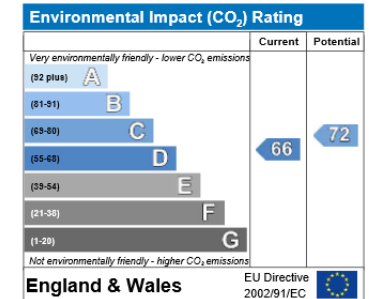
34, Templars Way, Penkridge
STAFFORD
ST19 5HR

Dwelling type: Semi-detached house
Date of assessment: 30 January 2009
Date of certificate: 07 February 2009
Reference number: 7508-9005-6219-5771-0094
Total floor area: 73 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	245 kWh/m ² per year	203 kWh/m ² per year
Carbon dioxide emissions	3.0 tonnes per year	2.5 tonnes per year
Lighting	£66 per year	£33 per year
Heating	£366 per year	£328 per year
Hot water	£85 per year	£74 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.
For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

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.