



65 Templars Way, Penkridge, ST19 5HR 5HR

Dixon & Co

Sales Lettings Commercial

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Set in a picturesque spot with views over the Staffordshire & Worcestershire canal, 65 Templars Way is a 3 bed semi-detached family home located in the desirable village of Penkridge, with its excellent school catchment for all school levels. Penkridge has a full range of amenities, as well as the long established market.

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

With excellent transport links, this family home is ideally located for commuting by rail or road with superb motorway access links at junctions 12 and 13 of the M6 Motorway and Penkridge railway station providing main line access to London, Manchester, Liverpool and Birmingham.

**Lounge:** This spacious living room to the front aspect has a lovely bay window letting in an abundance of light, allowing the owners to enjoy the narrow boats that are a common sight during summer months. With quality engineered oak flooring, this is the ideal place to relax and enjoy the views.

**Kitchen:** set to the rear aspect with views over the garden this fully fitted kitchen has smart light oak units providing ample storage along with the additional benefit of an under stairs cupboard. There are quality AEG built in appliances comprising of; steel double oven and grill, gas hob with extractor hood and built in fridge and freezer.



There is ample space for dining in this light and airy space. The quarry tiles give a warm feel, making dining and cooking a pleasurable experience. A double glazed door leads to the:

**Conservatory:** With Italian tiled floor and ceiling fan light a perfect place to relax and enjoy the garden whatever the weather. The abundance of light guarantees to lift the most sombre of moods



**Bedroom 1:**

This is a large double Master bedroom having front aspect of the property with beautiful views looking on to the canal, a light and airy room with laminate flooring. Bespoke Sharps fitted wardrobes and drawer unit provide ample storage.

**Bedroom 2:**

Located at the rear aspect, this is another double room with laminate floor, fitted wardrobe and an airing cupboard housing the Worcester Bosch combi boiler.

**Bedroom 3:**

Set to the front of the property, this is a good sized room currently being used as a hobbies room, again with laminate flooring

**Bathroom:**

This bathroom has a white suite comprising; a bath with shower screen, w/c and pedestal mounted basin. It has been extensively tiled for ease of maintenance.

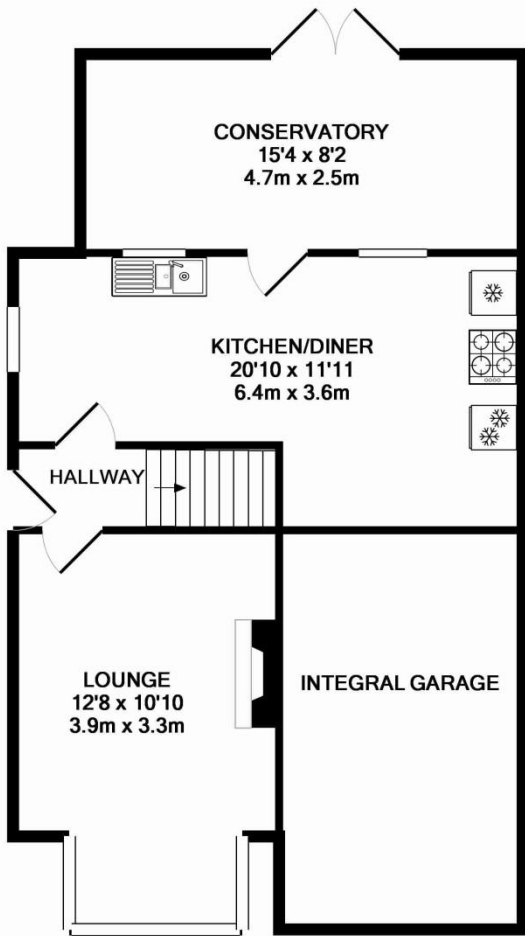
**Garden:** This large garden allows the owners to make the most of the outdoors and the large patio area offers plenty of opportunity for Al Fresco dining.



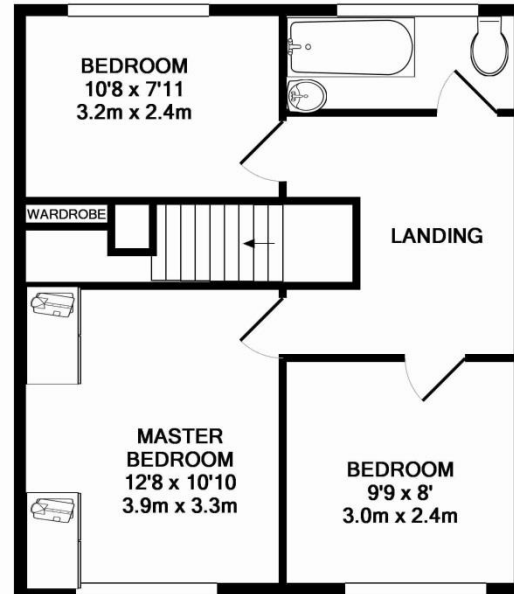
**Garage:** A good size with power and lighting.

**Parking:** There is off road parking for two cars on a drive laid in herringbone design brick pavers.





GROUND FLOOR  
APPROX. FLOOR  
AREA 711 SQ.FT.  
(66.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 485 SQ.FT.  
(45.1 SQ.M.)

epc here

TOTAL APPROX. FLOOR AREA 1196 SQ.FT. (111.1 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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