



2 Cheadle Close, Penkridge, ST19 5SZ

Dixon & Co

Sales Lettings Commercial

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Set on the south side of Penkridge, this detached property is a must-see for the discerning family. This delightful home is located in a quiet cul-de-sac, providing the perfect mixture of privacy, a friendly neighbourhood atmosphere and access to the village centre. It is in an excellent school catchment for all school levels and the village has a full range of local shops and amenities as well as a twice weekly market.

Cheadle 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.

Lounge: This elegant living room has a bay window set to the front aspect which lets copious amounts of light flood in, giving the room light and airy feel. A feature fire place with a living flame gas fire provides a lovely focal point and neutral décor and wooden flooring compliments the room.

Study/Family Room: This versatile multi-functional space is ideal for those with home office requirements, school work or maybe a bolthole away from the main body of the home.

Dining Room: The open plan design of this area is completely on trend and with direct access to the conservatory this is perfect for more formal dining and will comfortably seat 6 for dinner.

W/C: A useful guest facility comprising w/c and wash hand basin.



Kitchen: This spacious kitchen is the real show stopper of this property and fully equipped to meet all the needs of the discerning chef. Fully fitted with contemporary units with granite countertops and an all-important Range Master with double oven and 5 gas burners; integral appliances are a bonus. There is breakfast bar for casual dining and a utility area located at the rear of the kitchen.



Bedroom 1: The master bedroom is a large double bedroom facing the front aspect of the property with fitted wardrobes providing ample storage. The en-suite comprises, shower unit, w/c and wash hand basin atop a vanity unit.

Bedroom 2: Located at the front aspect, this is another double room with fitted units for storage.

Bedroom 3: Set to the rear of the property this is another double room with fitted units.

Bedroom 4: Another large single room set to the rear of the property currently used as a dressing room

Family Bathroom: A white suite comprising; bath, w/c and basin.

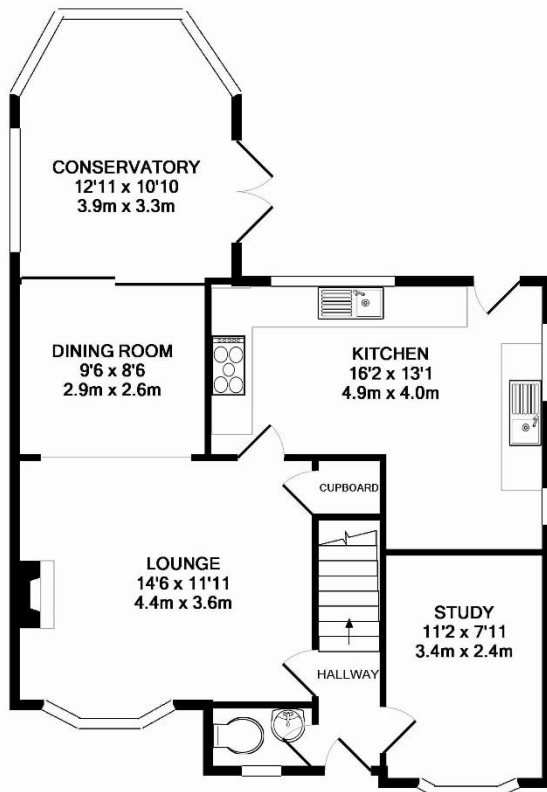


Conservatory: This is a fabulous asset and provides a versatile space to sit and enjoy the stunning garden, whatever the weather. The abundance of natural light is guaranteed to lighten even the most sombre mood and this addition is an effective transition from living room to garden.

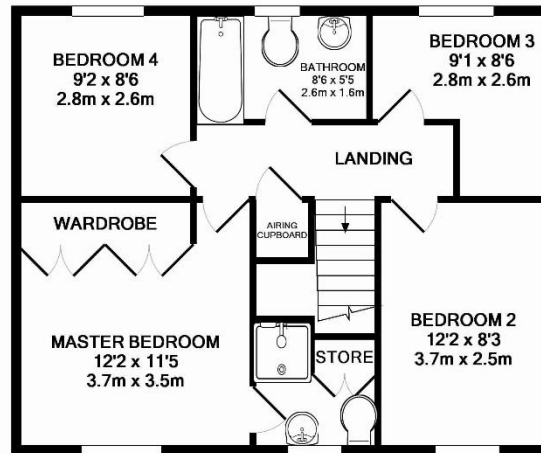
Garden: A low maintenance enclosed private garden laid mainly to lawn with a surrounding brick paved patio and well-established shrubs and small trees. Raised flower beds will keep budding gardeners busy and with a patio area for relaxing; this garden offers the best of both worlds.

Parking. There is ample off road parking available





GROUND FLOOR
APPROX. FLOOR
AREA 720 SQ.FT.
(66.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 548 SQ.FT.
(50.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1268 SQ.FT. (117.8 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
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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



2, Cheadle Close, Penkridge, STAFFORD, ST19 5SZ

Dwelling type: Detached house
Date of assessment: 01 February 2016
Date of certificate: 02 February 2016
Reference number: 0842-2829-7325-9206-6301
Type of assessment: RdSAP, existing dwelling
Total floor area: 112 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

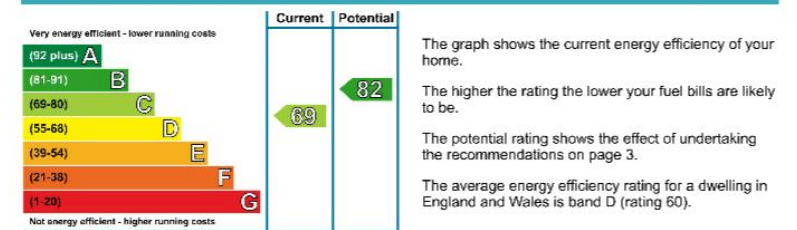
Estimated energy costs of dwelling for 3 years:	£ 2,889
Over 3 years you could save	£ 432

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 330 over 3 years	£ 204 over 3 years	
Heating	£ 2,205 over 3 years	£ 2,013 over 3 years	
Hot Water	£ 354 over 3 years	£ 240 over 3 years	
Totals	£ 2,889	£ 2,457	

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.

Energy Efficiency Rating



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 Floor insulation (solid floor)	£4,000 - £6,000	£ 213	✓
2 Low energy lighting for all fixed outlets	£75	£ 105	✓
3 Solar water heating	£4,000 - £6,000	£ 117	✓

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.