



91 Shakespeare Drive, Penkridge, Stafford, ST19 5QZ

BERRIMAN
EATON

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A well presented two bedroom end of terrace property located at the far end of this sought after development which is within walking distance of the centre of a sought after South Staffordshire village

LOCATION

Penkridge is a well situated South Staffordshire village which benefits from a comprehensive range of local shopping amenities with excellent schooling available nearby. The more extensive amenities afforded by Stafford Town and Wolverhampton City Centres are within convenient travelling distance and there are excellent motor communications with the M6 motorway being within a few minutes' drive.

DESCRIPTION

91 Shakespeare Drive was built in 2020 and therefore has the remainder of the NHBC 10 year guarantee. The property is ideal for first time buyers or young families with two double bedrooms and a bathroom to the first floor, open plan living to the ground floor and the benefit of a guest cloakroom. The property benefits from two parking spaces to the front and a low maintenance rear garden and the development has a park with children's play area.

ACCOMMODATION

An open tiled PORCH has a composite front door opening into the HALL with laminate flooring and a door to the OPEN PLAN LIVING AREA. The KITCHEN AREA has a range of wall and base units with roll top working surfaces with breakfast bar end, a four ring gas hob with stainless steel splash back with extractor fan above and electric oven beneath, stainless steel sink and drainer with a double glazed window over, space for a washing machine, space for under counter fridge and freezer and a concealed wall mounted gas central heating boiler. The LOUNGE AREA is of a good size with double glazed French doors to the garden. There is wood laminate flooring throughout, integrated ceiling lighting, and a GUEST CLOAKROOM with WC, pedestal wash basin and wood laminate flooring.

Stairs from the hall rise to the first floor landing with access to the loft. BEDROOM ONE is a good size double with two double glazed windows overlooking the front. BEDROOM TWO is also double in size with built in wardrobes with mirrored doors and a double glazed window to the rear. The BATHROOM has a panelled bath with shower over and tiled surround, pedestal wash basin, WC, wood laminated flooring, heated ladder towel rail and integrated ceiling lighting.

OUTSIDE

91 Shakespeare Drive sits behind a DRIVEWAY laid in tarmac providing two parking spaces and a shared side passage leads to a gate into the REAR GARDEN with a patio providing ample space for seating and dining with a shaped lawn beyond with a raised sleeper bed border, a shed and external lighting.

ESTATE CHARGE

The estate charge is usually circa £150 per year and reflects the work undertaken at the development.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND B – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard and Ultrafast are available

Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low / low risk.

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Offers Over
£195,000

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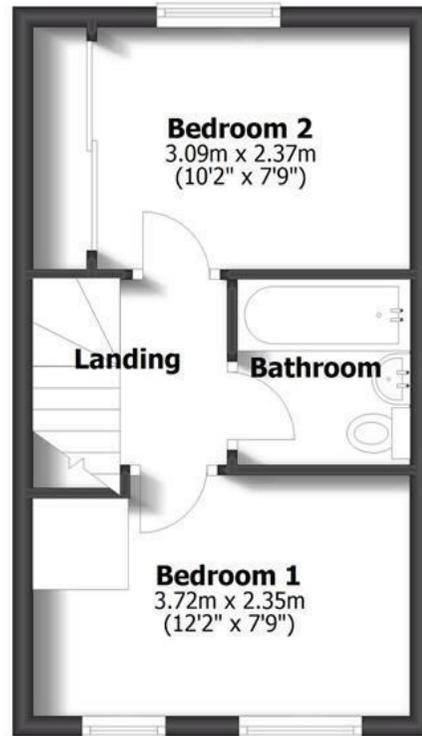
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

**91 SHAKESPEARE DRIVE
PENKRIDGE**



Ground Floor

**Living
Kitchen**
6.74m x 3.72m
(22'1" x 12'2")



First Floor

Bedroom 2
3.09m x 2.37m
(10'2" x 7'9")

Landing

Bathroom

Bedroom 1
3.72m x 2.35m
(12'2" x 7'9")

TOTAL: 50.1sq.m. 539sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



