

Kensington Road, Winshill, Staffordshire, DE15 0JH  
Asking Price £250,000





An attractive and well-proportioned three-bedroom detached property, offering a blend of character features and modern conveniences. The home provides two reception rooms, a spacious kitchen diner, utility room, conservatory, guest WC, and a well-appointed family bathroom. With a generous rear garden and a sought-after non-estate location, this property makes an excellent family home.



## PLEASE NOTE

SOME PHOTOGRAPHS HAVE BEEN VIRTUALLY  
STAGED FOR ILLUSTRATIVE PURPOSES

## Accommodation

### Ground Floor

The property is entered via a front door into a welcoming hallway with stairs rising to the first floor. To the front, the living room features a large bay window with shutters, a fireplace with decorative surround, and ample space for seating. Adjacent is a second sitting room, offering a further fireplace and built-in shelving, ideal for use as a snug or family room.

The kitchen diner, positioned to the rear, is well-proportioned and fitted with a range of wall and base units, tiled splashbacks, and ample preparation surfaces. A doorway leads into the utility room, which provides additional storage and appliance space. From here, there is access to a conservatory overlooking the rear garden, creating an excellent space for dining or relaxation. Completing the ground floor is a useful guest cloakroom with WC and wash-hand basin.

### First Floors

The first-floor landing provides access to three well-sized bedrooms. The master bedroom, set to the front, enjoys a feature fireplace and a large window allowing natural light. The second and third bedrooms, both doubles, are positioned to the rear and include ample space for furnishings. The family bathroom is fitted with a modern four-piece suite, comprising a corner bath, walk-in shower, wash-hand basin set within a vanity unit, and a WC, complemented by tiled walls and flooring.

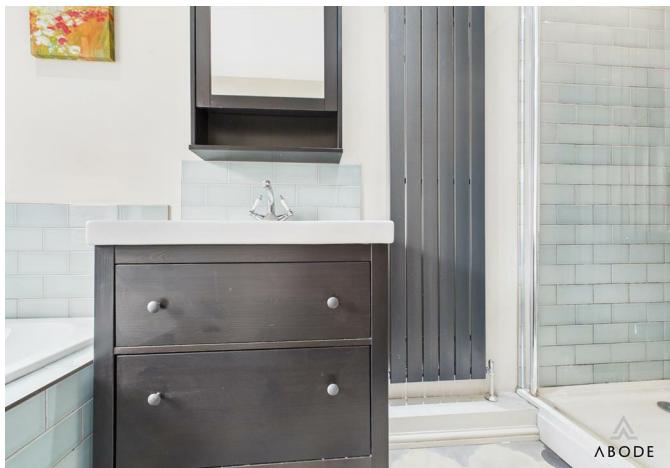


### Outside

To the front, the property is set behind a low brick wall with a small fore garden and pedestrian pathway to the entrance. The rear garden is of excellent length, mainly laid to lawn, with fenced boundaries and mature planting, offering a private and versatile outdoor space ideal for family use and entertaining.





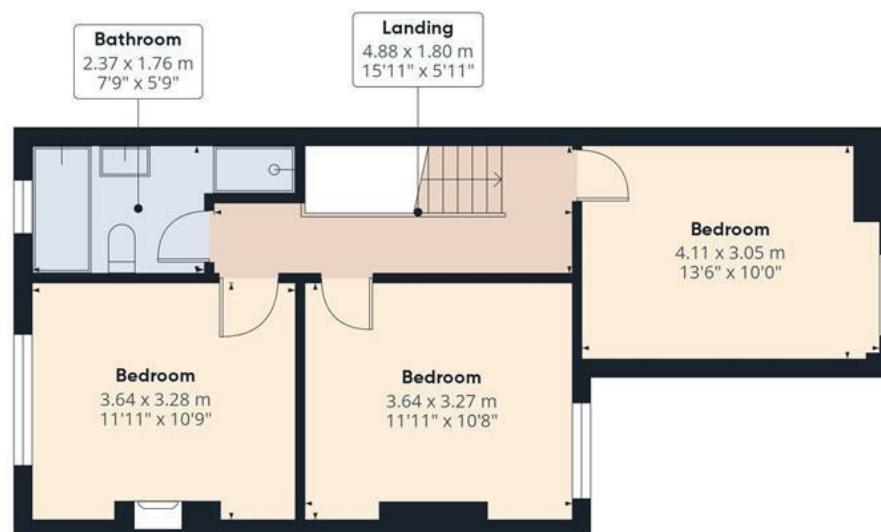










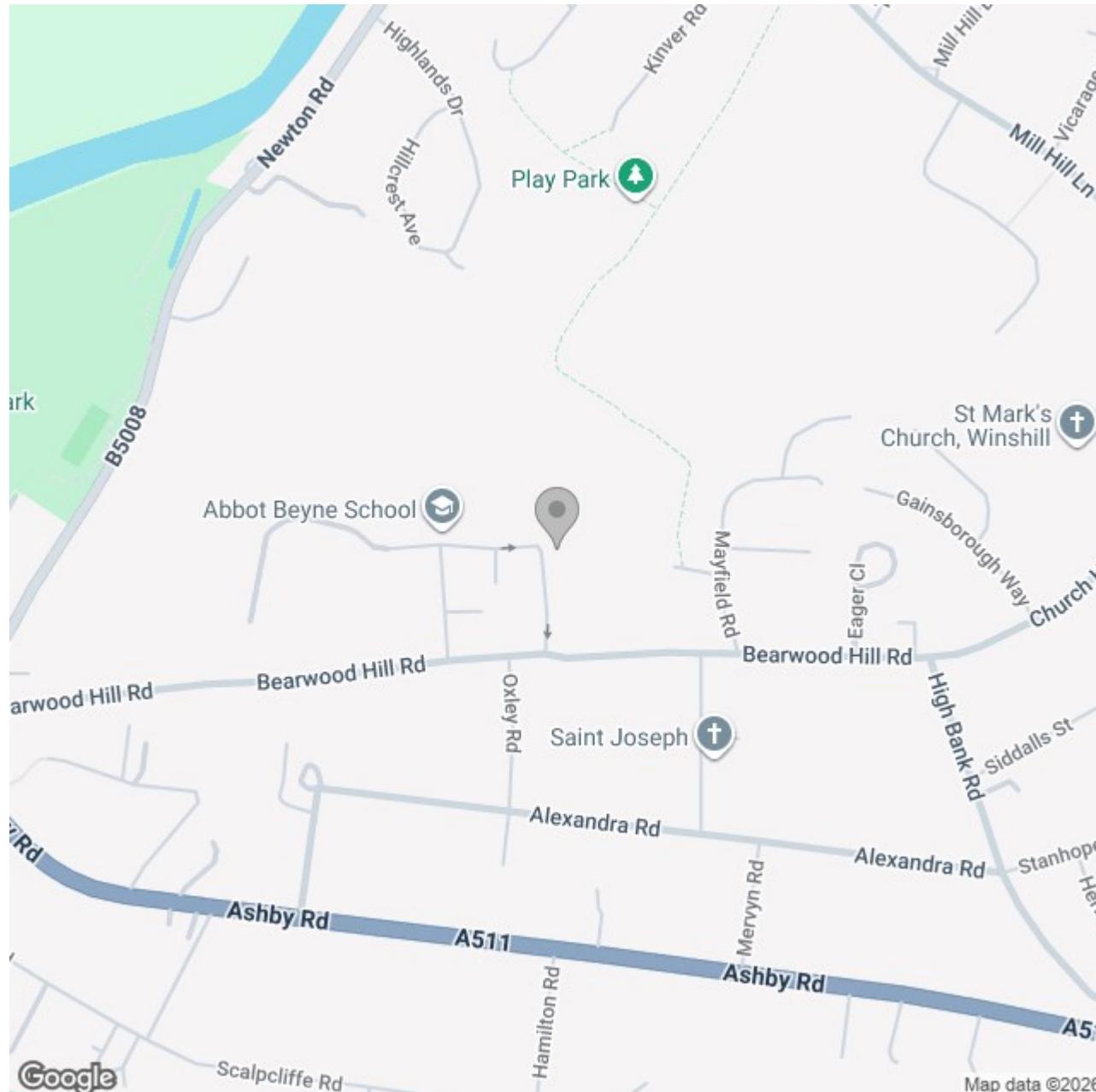


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		44
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	