

# Main Road

Colwich, Stafford, ST17 0XE

John German



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£275,000

A truly charming mid terraced traditional cottage which is tastefully presented throughout and has considerable character. The cottage also has the benefit of lovely English country gardens to the front, abundantly stocked yard garden to the rear with brick buildings and the potential for off road parking.



The reception hall has a wooden floor, book shelving and a range of traditional doors with iron furniture. This leads to a charming sitting room which has a brick fireplace housing the log burner, a built-in corner cupboard, two ceiling beams and a front facing window in addition to double French style doors leading to a delightful sun terrace. A door opens to stairs which lead to the first floor landing. The attractive kitchen has a traditional range of painted units with ceramic designer doorknobs, stainless steel one and half bowl sink and drainer, solid wood work surfaces, integrated five burner gas hob with double electric oven beneath and combination microwave/oven, freestanding fridge/freezer and a useful understairs storage cupboard. The quarry tiled floor extends via the stable door and into the side porch. The particularly attractive first floor landing leads to two bedrooms, the principal bedroom has an original cast fireplace and two double built in wardrobes either side. The second bedroom has over stairs storage/display shelf. The well appointed and spacious bathroom incorporates a vintage coloured and leaded glass, part panelled door and a bath with shower above, pedestal wash basin, tiled splashbacks and a cupboard housing the gas boiler.

The property stands back from the road in a secluded position, well screened by a delightful mature hedge with arch and gate leading to a particularly lovely English country garden which has a lawned area and a variety of perennials and shrubs including a Lord Derby apple tree, a variety of David Austin roses, passion flowers and clematis. There is also a splendid potting shed/studio which has both internal and external electrics. To the rear of the property, there is a delightful decked terrace with pergola which is approached immediately from the sitting room, and a yard area which has a variety of trees including a Medlar fruit tree, and traditional brick stores. We understand 'There is also a right with or without vehicles to access the rear yard via the side and rear of the neighbouring Clifton Cottage.'

Colwich is a highly sought after village and along with its neighbouring villages of Little Haywood and Great Haywood collectively offer an excellent range of amenities. Colwich has the benefit of an infant and primary school, health surgery and the property is within walking distance of the village hall and a petrol station garage which has a well equipped shop. There are various pubs in Little Haywood and Great Haywood and a superb farm shop. The National Trust's Shugborough Estate is also close by along with Cannock Chase, a designated area of outstanding natural beauty and a wonderful haven for wildlife which is an excellent place to cycle, jog and trek.

**Agents note:** The Land Registry document refers to easement and a right with or without vehicles to access the rear yard by the side and rear of Clifton Cottage. A copy of the Land Registry Title is available to view upon request.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard. **Parking:** On road (see above)

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.  
(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

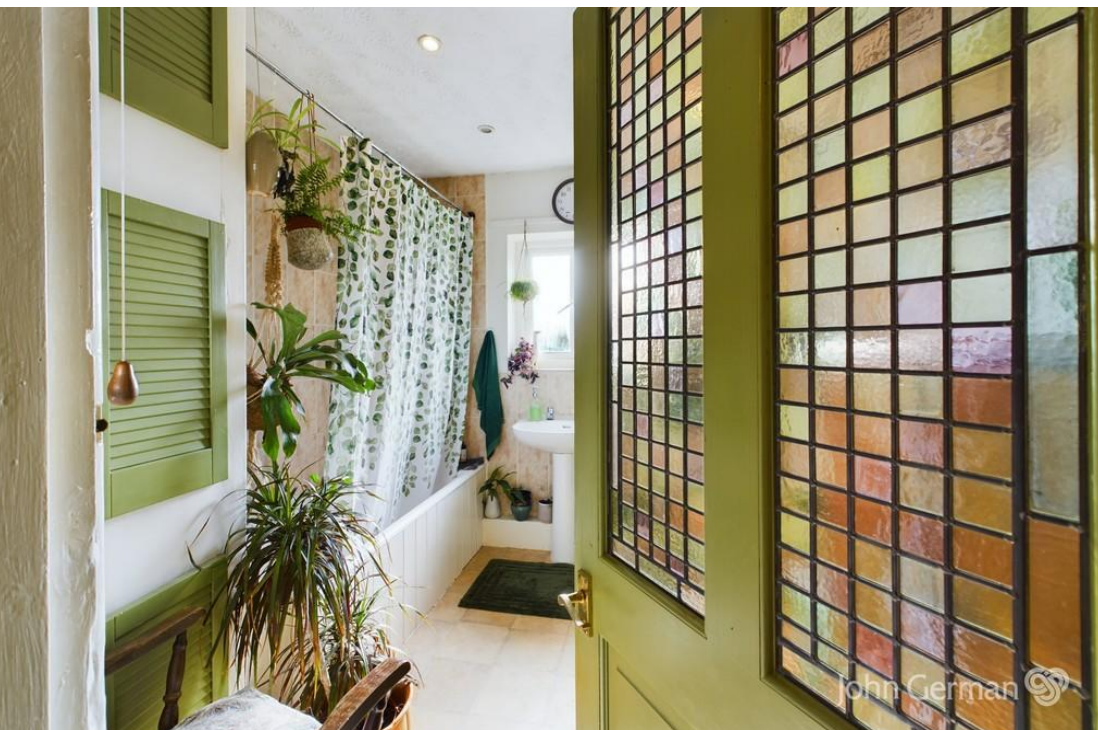
**Local Authority/Tax Band:** Stafford Borough Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

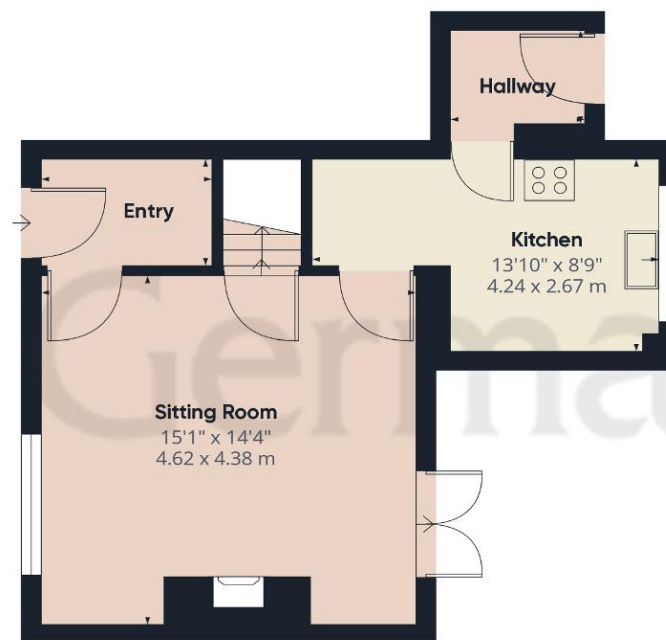
**Our Ref:** JGA/03102024











Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

718.06 ft<sup>2</sup>

66.71 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## Agents' Notes

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## Referral Fees

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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