

London Road

Colwich, Stafford, ST17 0XH

John German



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£599,950

A particularly attractive and very well presented detached house occupying an extensive plot with lovely views having spacious gardens with a terrace area directly adjoining the Trent and Mersey Canal, offering potential for mooring.

This lovely detached home is situated in the popular area of Colwich that along with its neighbouring villages of Little and Great Haywood have a variety of amenities including a doctors surgery, lovely farm shop, garage and shop plus primary schools. It is also within walking distance of Cannock Chase, an area designated as a place of outstanding natural beauty being a tranquil place to walk, jog, cycle or trek.

Accommodation - An enclosed porch opens to the reception hall that provides a most welcome introduction to this lovely property entered via a stained and leaded front door. Stairs rise to the first floor and a superb oak stripped floor runs underfoot.

To the front is a formal dining room with a feature round bay window and a Regency style fireplace with marble inset and hearth housing a ceramic fire.

The delightful lounge has patio doors opening to the rear garden affording views over the canal and Cannock Chase in the distance. At its focal point is a traditional fire surround with marble hearth and inset plus a coal effect gas fire.

The third reception room also overlooks the rear garden, currently used as a sitting room but could also be a study or family room etc.

The particularly attractive breakfast kitchen has an extensive range of high and low level units with contrasting wood effect work surfaces incorporating a stainless steel one and a half bowl sink and drainer. A further dresser style matching unit has an adjacent breakfast bar. There is a tiled floor, downlighting and integrated appliances comprise a ceramic hob with extractor canopy above, double oven and dishwasher.

The utility room has a further range of matching high and low level units, work surfaces with a stainless steel one and a half bowl sink and drainer plus space and provision for a fridge freezer, washing machine and dryer.

A side lobby gives access to the double garage and also leads to a wet room that is fully tiled having a walk in shower area, wash basin, WC and vertical towel radiator.

On the first floor a spacious landing leads to four bedrooms, the principal bedroom has fitted wardrobes and a wash basin along with a rear facing window enjoying glorious views over the garden and Cannock Chase in the distance. The second bedroom has a modern wash basin set into a unit with a mirror and mosaic tiling, an attractive round bay window with fitted window seat beneath. There are two further bedrooms, one of which has built in cupboards and enjoy those fine rear views.

Completing the first floor is a luxurious family shower room having a spacious shower with both conventional and waterfall heads, WC, wash basin, bidet, downlighting and a chrome vertical towel radiator.

The house stands back from the main road beyond a service road. There are half height walls with an opening to the spacious drive giving access to the double garage. A wrought iron gated side entrance leads to the rear of the property where lies a lovely block paved sun terrace with extensive lawn beyond surrounded by established borders. A winding path leads to a further spacious mainly lawned garden area having a deep and mature display bed beyond which is another terrace directly adjacent to the canal. There is potential for moorings subject to application/approval and terms and conditions from the Canal and River Boat Trust. We have not made any enquiries to this regard, therefore all interested parties should make their own enquiries. The garden also benefits from a timber garden shed, greenhouse and summerhouse.

Notes: The property is not registered with Land Registry therefore we are unaware of any possible rights, restrictions or covenants. It will require a first registration on sale, for which most solicitors will make an additional charge.

We understand the service road the property is situated off is unadopted and shared.

Our clients have informed us that a section of the rear roof was replaced approximately 35 years ago, it was to replace a flat roof section, there is no paperwork with this regard.

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.

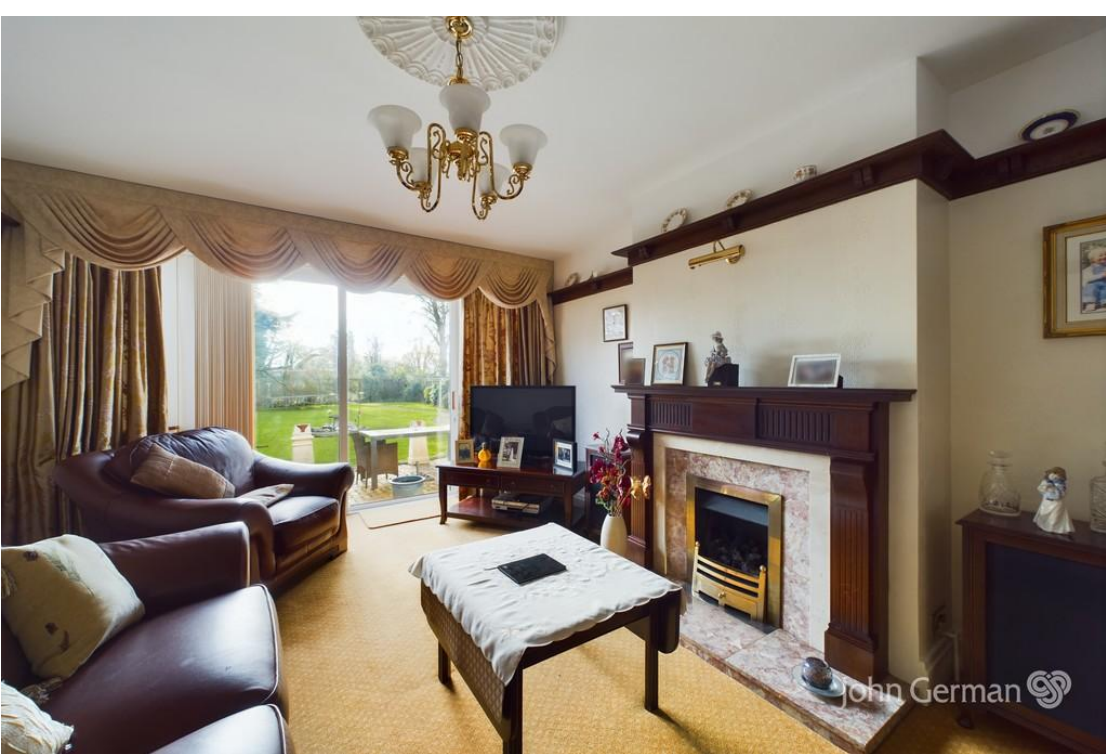
Property construction: Traditional **Parking:** Drive & double garage **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

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

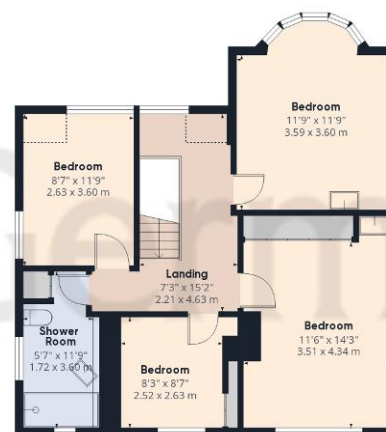
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1866.37 ft²

173.39 m²

Reduced headroom

20.5 ft²

1.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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