



High Street, Colton
Rugeley, WS15 3LG

Offers in the Region Of £270,000

Colton

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Welcome to High Street, a beautiful cottage situated in the quaint and picturesque village of Colton just a stones throw from Lichfield City and Rugeley town.

An internal inspection reveals an inviting entrance hall, beautiful modern kitchen diner, cosy family living room, versatile study/snug room and completing the ground floor is the ground floor bathroom.

Stairs lead to the first floor where you will find a bright and airy landing with lovely views, three generous bedrooms and an en suite shower room to master.

Outside the property boasts a charming courtyard garden that is both relaxing and privately enclosed, there is also an additional space with your very own studio/office.

To the fore is a multi vehicle driveway and with shops and transport links nearby as well as country pubs and scenic walks, this cottage could be your semi rural slice of heaven.

CALL NOW TO VIEW!!!





Property Specification

BEAUTIFUL COTTAGE
THREE BEDROOMS
DECEPTIVELY SPACIOUS
STUNNING KITCHEN DINER
COSY LIVING ROOM

Hallway 5' 2" x 7' 4" (1.58m x 2.24m)

Living Room 11' 10" x 12' 3" (3.61m x 3.74m)

Kitchen/Diner 23' 10" x 21' 1" (7.26m x 6.42m)

Study/Snug 5' 9" x 12' 11" (1.74m x 3.93m)

Bathroom 5' 3" x 9' 6" (1.59m x 2.89m)

Landing

Bedroom One 12' 1" x 8' 5" (3.68m x 2.57m)

En Suite 7' 10" x 6' 7" (2.40m x 2.01m)

Bedroom Two 11' 10" x 8' 10" (3.60m x 2.68m)

Bedroom Three 8' 10" x 8' 9" (2.68m x 2.66m)

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market:

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: E
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Total area: approx. 1629.7 sq. feet

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

