



69 High Street

Colton, Rugeley, WS15 3LG

£285,000



Chase Owl are pleased to market this extended three bedroom semi detached home. Located in this sought after village, having SOUTH FACING REAR GARDEN and being offered with NO UPWARD CHAIN. Having Entrance Hallway, Lounge, Dining Room, Conservatory, Extended Kitchen and Lean To. First Floor Landing to Three Bedrooms and Bathroom. Driveway provides parking for several vehicles and Gardens to front and rear.



Entrance Hallway

Approached from upvc front entrance door and having ceiling light point, radiator, laminate flooring and stairs leading to First Floor Landing.

Lounge 13'1" x 11'6" (3.99m x 3.51m)

Having feature brick fire place with inset gas fire on hearth. Ceiling light point, radiator, coving and upvc double glazed bay window to front aspect. Sliding doors to Dining Room.

Dining Room 12'0" x 10'11" (3.66m x 3.33m)

Having ceiling light point, coving, radiator, decorative dado rail and sliding upvc patio doors to Conservatory.

Conservatory 9'11" x 8'4" (3.02m x 2.54m)

Being constructed of upvc frame and having laminate flooring with sliding doors allowing access to the Rear Garden.

Extended Kitchen 17'10" x 7'0" (5.44m x 2.13m)

Being fitted with a range of wall based units with work surfaces over, incorporating inset stainless steel sink with drainer and tiled splash. Gas cooker, fridge and space with plumbing for washing machine. Two ceiling light points, laminate flooring, radiator, useful larder cupboard and upvc double glazed windows to side aspects. Upvc door to Lean To.

Lean To

Having doors to front and rear Gardens with power, light and storage.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point and upvc double glazed window to side aspect.

Bedroom One 13'9" x 11'6" (4.19m x 3.51m)

Having a range of built in wardrobes. Ceiling light point, radiator and upvc double glazed bay window to front aspect.

Bedroom Two 11'11" x 11'0" (3.63m x 3.35m)

Having a range of built in wardrobes with wall mounted combination boiler. Ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Three 7'0" x 6'2" (2.13m x 1.88m)

Having ceiling light point, loft access, radiator and upvc double glazed window to front aspect.

Bathroom

Comprising panelled bath, w.c, pedestal hand wash basin and corner walk in shower cubicle. Ceiling light point, tiling to walls and flooring, radiator and upvc double glazed window to rear aspect.

Outside

The front of the property having a tired fore garden with slate borders. A block paved driveway provides parking for several vehicles. The enclosed SOUTH FACING Rear Garden having paved patio with path leading to lawn with borders, paved seating areas and further lawn and shed.

Agents Note

We await a Grant of Probate .

Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

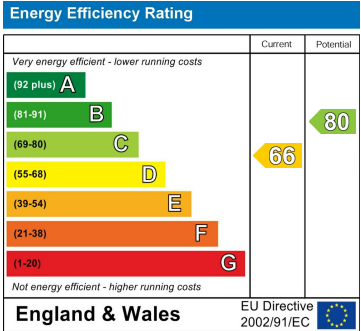
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

