

Your local property experts



98 High Street, Colton, WS15 3LB

Guide Price £400,000



rightmove 
find your happy

Sales : 01889 577 731
e : enquiries@jrpropertiesstaffs.com
w : www.jrpropertiesstaffs.com

JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ
VAT No: 167 4441 94 Company Reg: 7673595

**** VIRTUAL TOUR AVAILABLE **** JR Properties are pleased to offer for sale this impressive, immaculately presented three bedroom semi detached dormer property in the delightful Village of Colton. The property is presented to the highest standard and viewing is essential to appreciate the accommodation on offer. Briefly comprising of reception hallway, spacious open plan lounge, dining and impressive kitchen, three bedrooms, en-suite to master, family bathroom, utility room, good sized front and stunning rear gardens with summer house, detached garage & parking for several vehicles

Reception Hall

A welcoming start to the property with doors leading to accommodation, useful under-stairs storage cupboard, glass and wooden balustrade stairwell to first floor accommodation, doors off to lounge, bedroom two, bathroom and kitchen.

Lounge

18'5" x 9'5" (5.622 x 2.891)

Overhead lighting, radiator, double glazed window to front and open-plan to dining room.

Dining Room

13'6" x 10'1" (4.130 x 3.098)

A superb raised dining area with overhead lighting, radiator, double glazed bi-fold doors to rear garden and step down to kitchen.

Kitchen

14'5" x 13'3" (4.400 x 4.047)

Having wall and base mounted units with granite preparation work surface over, inset sink and drainer with mixer tap over, electric double oven, induction hob, extractor fan over, integrated dishwasher, integrated fridge freezer, tiled flooring, glass lantern roof and recessed spot lighting surround, double glazed window to rear and door to utility room.

Utility

Having door to side of property, useful storage, cupboard housing central heating boiler and double glazed door leading to side of property.

Bedroom Two

14'0" x 9'3" (4.27m x 2.84m)

Having double glazed window to front, radiator and spot lights to ceiling.

Ground Floor Bathroom

A modern suite comprising low level wc, wash hand basin, bath with mixer shower over, double glazed window to side, tiles to walls and heated towel rail.

Landing

Overhead lighting, storage cupboard and doors off to;

Master Bedroom

15'5" x 14'0" (4.70m x 4.27m)

A lovely room with double glazed French style doors to rear roof terrace and enjoying views over countryside, double glazed window to front, radiator and door to:

En-Suite

Having shower cubicle with mixer shower, double glazed window to rear, low level wc, wash hand basin, part wall tiling and heated towel rail.



rightmove 
find your happy

Sales : 01889 577 731
e : enquiries@jrpropertiesstaffs.com
w : www.jrpropertiesstaffs.com

Bedroom Three/Dressing Room

15'8" x 8'3" (4.797 x 2.522)

Having double glazed window to side and radiator.

Outside

The property sits back from the road with tarmac driveway and front garden. The driveway provides ample parking and extends to the side of the property with access to the detached garage.

The rear garden is a good size and has lawns with beautiful established borders and patio area, there is also views across open fields beyond. At the rear of the garden there is an impressive summer house.

Summer House

15'6" x 8'11" (4.739 x 2.721)

With double glazed French door, being fully insulated, power and lighting.

Detached Garage

16'6" x 11'1" (5.052 x 3.384)

Having single up and over door, power and lighting.

Disclaimer

General Note: Whilst we endeavour to make our sales details accurate and reliable. If there is any point, which is of particular importance to you, 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.

Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co operation in order that there will be no delay in agreeing the sale.

The Property Misdescriptions Act 1991: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or Surveyor.

Tenure: References to the tenure of the property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their Solicitor.

Viewing: Strictly by prior appointment through JR Properties on 01889 577731. Full details of all our properties can be found on our website: www.jrpropertiesstaffs.com



Energy Efficiency Rating	
Current	Potential
65	79

Environmental Impact (CO ₂) Rating	
Current	Potential



Sales : 01889 577 731
e : enquiries@jrpropertiesstaffs.com
w : www.jrpropertiesstaffs.com