

# Your local property experts



**15 Moor Croft, Colton, WS15 3ND**

**Guide Price £250,000**



**Sales : 01889 577 731**

**e : [enquiries@jrpropertiesstaffs.com](mailto:enquiries@jrpropertiesstaffs.com)**

**w : [www.jrpropertiesstaffs.com](http://www.jrpropertiesstaffs.com)**

**\*\*VIRTUAL TOUR AVAILABLE\*\*** JR Properties are pleased to offer for sale this immaculate semi detached property in an enviable position. Located at the end of a private drive in the beautiful village of Colton this two bedroom property enjoys a private plot with stunning views towards open fields.

Internally the property has a modern kitchen, guest wc, lounge diner, two generous bedrooms and a refitted shower room. Externally there are lovely well kept private gardens with large side paved area and a driveway for two vehicles to the front. The property would make an ideal first time buy or indeed a rental purchase due to its sought after Village location and benefit of no upward chain.

**AGENTS NOTES:** Please note there is a monthly charge of approximately £15.00 for the upkeep of the private drive and street lighting.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(91-91) B			
(89-80) C			
(55-50) D			
(29-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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