

HUNTERS[®]

HERE TO GET *you* THERE



High Street

Colton, Rugeley, WS15 3LG

£450,000



Council Tax: E



27 High Street

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Entrance Porch

via a UPVC double-glazed front entrance door with complimentary glass panels. Ceiling light point, tiled floor and an internal sliding door into the

L-shaped Hallway

with an abundance of storage cupboards providing ample hanging and shelving space as well as the wall mounted combination boiler. Two ceiling light points, loft access, two radiators and access to all living accommodation

Living Room

having an exposed brick chimney breast with a feature coal effect gas fire on a tiled hearth with a copper hood. Coving, two wall strip light fittings, two radiators, UPVC double-glazed window to the front aspect and double-glazed patio doors leading into the rear garden

Kitchen

having a range of wall and base units with roll top work surfaces and an inset acrylic sink with drainer and brass tap. Electric oven and an electric hob with extractor hood. Ceiling strip light, part tiling to walls, pantry cupboard with electric, radiator, aluminium double-glazed window and door to the rear aspect

Bedroom One

fitted with a range of storage furniture including wardrobes, cupboards and a dressing table. Ceiling light point, radiator and a double-glazed window to the rear aspect, overlooking the conservatory

Bedroom Two

being extended to the front and could be the perfect space for a home office. Benefitting from a range of

fitted storage furniture and a built in cupboard. Ceiling light point, radiator, UPVC double-glazed windows and door to the front garden and steps leading down into the

En-suite Wet Room

being fully tiled and fitted with an electric shower, pedestal hand wash basin and a close-coupled WC. Ceiling spotlights, extractor fan, shaving light, towel radiator, radiator and tiled floor

WC

having a close-coupled WC. Ceiling light point, tiling to walls, tiled floor and a UPVC double-glazed window to the front aspect

Bathroom

having a panelled bath with a mains shower fitting and a pedestal hand wash basin. Ceiling light point, part tiling to walls, access to the garage, tiled floor and a UPVC double-glazed window to the front aspect

Bedroom Three/Dining Room

having a double fitted wardrobe providing storage space. Coving, wall mounted strip light, radiator and patio doors leading into the conservatory

Conservatory

constructed of UPVC double-glazed units with patio doors and two further doors giving access to the rear garden. Ceiling light fan and tiled floor

Outside

the property is set back from the road and located off of a private driveway in a quiet cul-de-sac position. Lawn with mature shrubs and trees and a

further grass verge with shrubbery separates the property from the road. There is a tarmac driveway providing off-road parking which in turn leads to the double fronted garage. There is also access to the rear of the property at the side of the bungalow

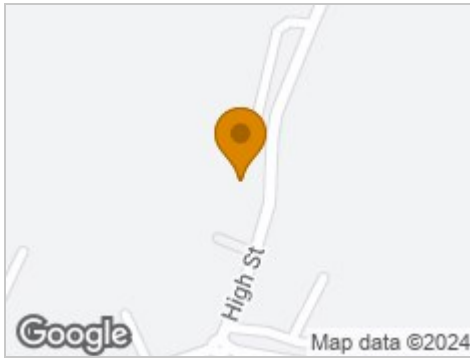
the rear garden is generous in size and has lawn, shrubs, flower beds, paved patio seating area and open views to the rear. There is a further area which has previously been used as a vegetable garden/allotment with fruit trees, garden shed and greenhouses.

Agents Note

we are duty bound to advise any potential purchaser that there is a public right of way located on the site, however, we are advised by the seller that this is rarely used and that you can apply to the council to move the pathway if you find it necessary.



Road Map



Hybrid Map



Terrain Map



Floor Plan



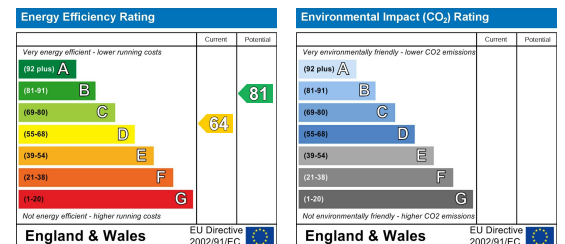
Total floor area 132.8 sq.m. (1,429 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Viewing

Please contact our Hunters Lichfield Office on 01543 419000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
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