

# Your local property experts



**7 High Street, Colton, WS15 3LG**  
**Offers In Excess Of £240,000**

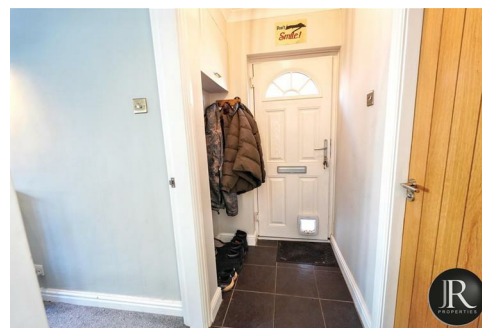


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e : [enquiries@jrpropertiesstaffs.com](mailto:enquiries@jrpropertiesstaffs.com)  
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**\*\* VIRTUAL TOUR AVAILABLE \*\* MOTIVATED SELLER \*\* NO UPWARD CHAIN\*\* MUST BE VIEWED \*\*** JR Properties are pleased to offer for sale this well presented three bedroom semi detached home in the sought after village of Colton.

The ground floor accommodation briefly comprises of; entrance hallway, lounge, kitchen diner and bathroom. To the first floor there are three bedrooms. Externally; the property offers delightful gardens to front and rear with attractive open aspect to the rear.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(1-10) <b>A</b>			
(11-20) <b>B</b>			
(21-30) <b>C</b>			
(31-40) <b>D</b>			
(41-50) <b>E</b>			
(51-60) <b>F</b>			
(61-70) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC



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