

The Moorings

Colwich, Stafford, ST17 0XT





John German ©

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£450,000

A particularly attractive detached house situated in this exceptionally sought after cul de sac location within the popular village of Colwich.



The detailed accommodation comprises; Step inside the reception hall with stairs rising to the first floor landing having an understairs cupboard. A cloakroom leads off that is fully tiled, has a WC and wash basin.

The elegant and well proportioned lounge features a deep window in addition to French style double doors opening to the terrace and lovely garden. There is a traditional fireplace with a tiled inset.

The dining kitchen has an attractive range of light wood units with contrasting work surfaces and a stainless steel sink and drainer, an integrated gas hob with an extractor canopy above plus a double oven.

On the first floor there are four bedrooms, the rear bedrooms enjoying particularly pleasant views over the garden and village church in the distance. These are served by the bathroom having a wall hung wash basin, WC, bath, separate shower, full height tiling and a chrome full height towel radiator.

The property stands back from the road beyond an attractive lawned foregarden with established bed and an adjacent drive is capable of parking two/three cars that gives access to the double garage. A side gated entrance leads to the attractive sun terrace beyond which lies a lovely and mature lawned garden having an abundance of mature trees and shrubs, enjoying views of the village church beyond.

Colwich is a popular village and along with the adjoining villages of Little Haywood and Great Haywood collectively have a good range of amenities which include schools, local shop, health surgery, welcoming pubs and an excellent farm shop at Great Haywood. The property is also convenient for the county town of Stafford which has an intercity railway station and along with Rugeley Trent Valley rail station provide regular services to London Euston, some of which take approximately one hour and twenty minutes.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

The property is offered for sale subject to Grant of Probate.

The deeds and documents were destroyed by fire and the land is subject to such restrictive covenants as may have been imposed thereon before 14th March 2000 and are still subsisting and capable of being enforced.

Property construction: Traditional

Parking: Drive and double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: ADSL copper wire

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Stafford Borough Council / Tax Band E

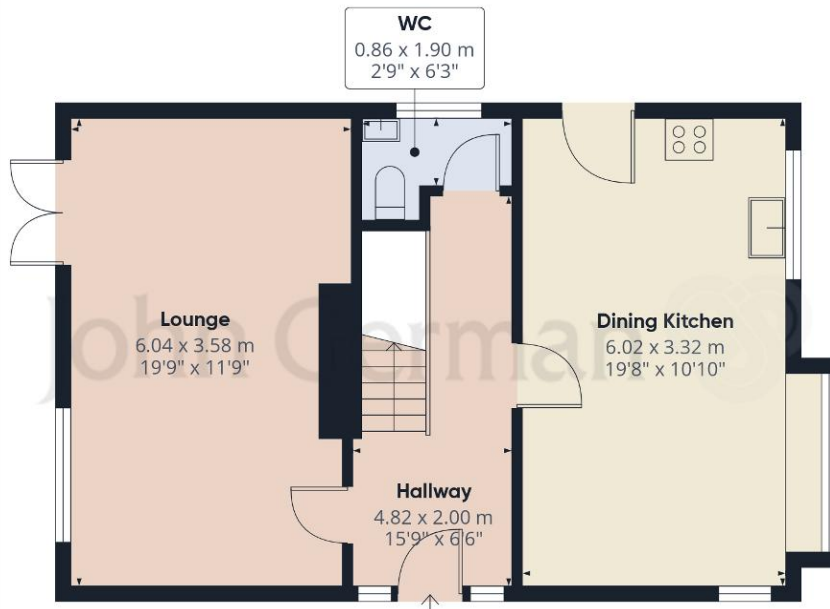
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/06052026

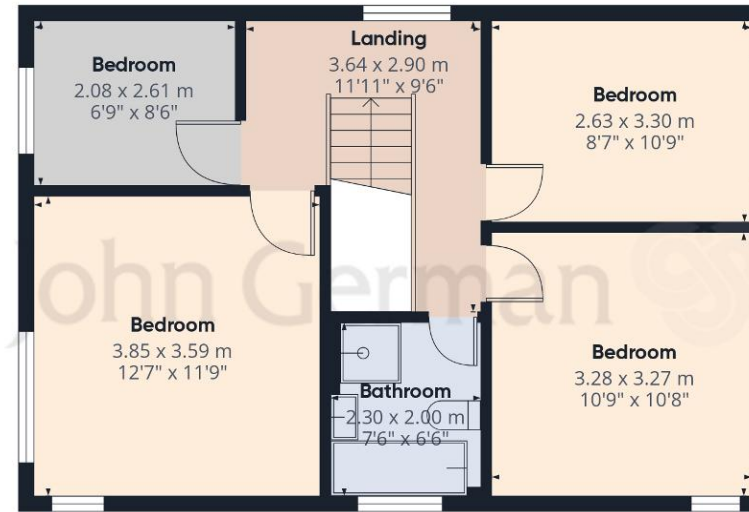
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



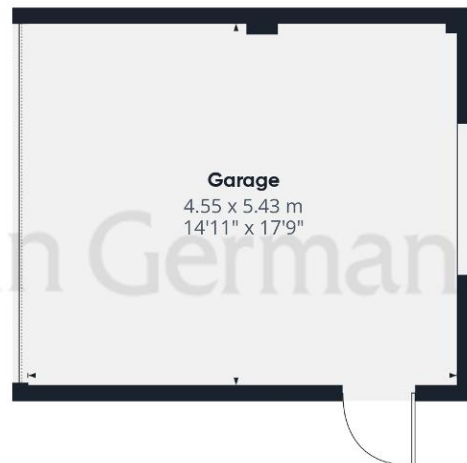




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

129.2 m²

1390 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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