



Main Road | Colwich, Stafford | ST17 0XE

Asking Price £265,000

 **Webbs**  
estate agents

## Summary

\*\* MOTIVATED SELLERS \*\* WOW \*\* STUNNING TRADITIONAL COTTAGE \*\* SOUGHT AFTER LOCATION \*\* VIEWING IS ESSENTIAL \*\* TWO DOUBLE BEDROOMS \*\* BATHROOM \*\* COTTAGE KITCHEN \*\* SPACIOUS LOUNGE DINER \*\* ESTABLISHED COTTAGE GARDENS \*\* DOUBLE GLAZING \*\* GAS CENTRAL HEATING \*\*

WEBBS ESTATE AGENTS are delighted to present this charming two-bedroom mid-terrace cottage, full of character. This stunning property offers a perfect blend of traditional charm and modern comfort. Having a spacious lounge diner with feature fireplace and log burner, patio doors leading out into the South Facing patio with steps leading down into the court yard and a lovely kitchen with stable door leading to a boot room side porch. On the first floor, the landing leads to two double bedrooms and a spacious bathroom. Externally, there is a stunning established front garden.

To the front aspect, there is a beautiful studio/potting shed surrounded by an established cottage garden. Perfectly situated for easy access to Cannock Chase for Walking enthusiasts or just a stroll along the Canal. With a local school, church, pubs and restaurants all on your door step this property offers you village life with all the essential amenities. For commuters public transport is available into Rugeley Town Centre and offers easy access to Stafford and Rugeley Trent Valley. Viewing is highly recommended to truly appreciate the size, space, and unique features this property has to offer.

## Key Features

- MOTIVATED SELLER
- SOUGHT AFTER LOCATION
- TWO DOUBLE BEDROOMS
- BREAKFAST KITCHEN
- VIEWING RECOMMENDED
- FABULOUS COTTAGE
- GAS CENTRAL HEATING
- SPACIOUS LOUNGE DINER
- ESTABLISHED COTTAGE GARDEN
- SOUTH FACING REAR PATIO WITH TWO OUTBUILDINGS

## Rooms and Dimensions

### ENTRANCE HALLWAY

### SPACIOUS LOUNGE DINER

15'2" x 14'4" (4.63m x 4.39m)

### BREAKFAST KITCHEN

13'5" x 8'8" (4.11m x 2.65m)

### LANDING

### BEDROOM ONE

15'2" x 8'10" (4.62m x 2.69m)

### BEDROOM TWO

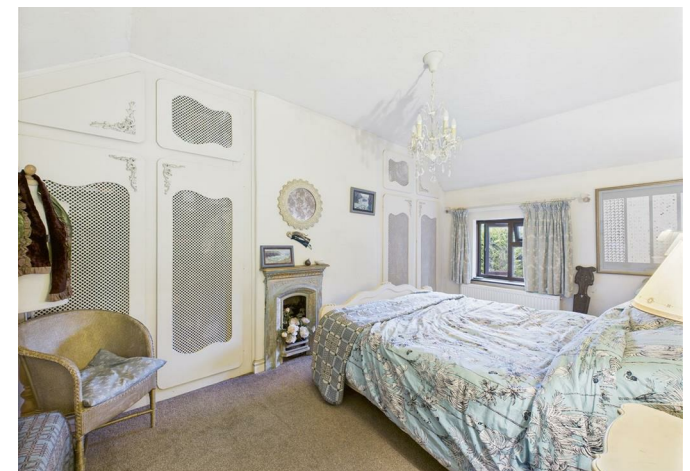
10'4" x 8'3" (3.15m x 2.53m)

### FAMILY BATHROOM

8'7" x 8'6" (2.62m x 2.59m)

### ESTABLISHED COTTAGE GARDENS

### Identification Checks (R)







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating																																																									
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