



3 Swan Cottages Burton Road,  
Whittington WS14 9NP

Downes & Daughters  
ESTATE AGENCY

## 3 Swan Cottages Burton Road, Whittington WS14 9NP £250,000

A unique opportunity to acquire one of two adjoining, thoroughly charming, character cottage homes boasting two bedrooms and a bathroom on the rural fringe of this highly regarded Staffordshire village. This popular row of cottages once formed part of The Swan public house and is only moments away from a picturesque section of the Coventry Canal. Offering a blank canvass to the discerning buyer, both properties need updating internally but are blessed with a wealth of character which will hopefully be preserved whilst bringing these impossibly attractive homes in to the modern day. Number 3 is the smaller of the two homes which have been in the same family for 75 years and provides: A living room, kitchen diner, rear hallway and a guest cloakroom on the ground floor and two bedrooms and a bathroom on the first floor. Externally there is a beautifully manicured front cottage garden and a gravelled rear garden with vehicular access to the rear.

Viewing is advised to appreciate the abundant charm and style of this property and the rarity of this kind of home coming to the market. King Edward's Catchment and no onward chain.

Please note that the cottages currently have a linked internal door and a shared garden. These will be rectified before completion.

### GROUND FLOOR

Living Room With Fireplace • Kitchen Diner With Access To Rear Garden • Rear Hallway • Guest Cloakroom

### FIRST FLOOR

Landing • Bedroom One • Bedroom Two • Bathroom

### OUTSIDE

Beautifully Presented Lawned Front Garden • Gravelled Rear Garden With Vehicular Access

### FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band ? • Energy Rating E • Gas Central Heating • All Mains Services







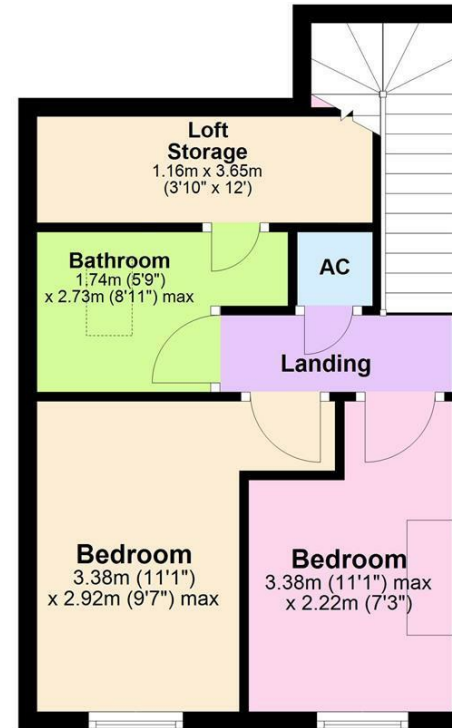
### Ground Floor

Approx. 32.9 sq. metres (354.6 sq. feet)



### First Floor

Approx. 30.5 sq. metres (328.8 sq. feet)



Total area: approx. 63.5 sq. metres (683.4 sq. feet)

Energy Efficiency Rating		
	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>		
<i>Not energy efficient - higher running costs</i>		
		<b>76</b>
		<b>49</b>
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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