PAUL CARR Estate Agents Sales & Lettings

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Colton Hall Cottages, Blithbury Road, Rugeley, WS15 3HJ

Offers Over £400,000

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WOW! NO ONWARD CHAIN! Welcome to Colton Hall Cottage, a stunning characterful property situated just off the Blithbury Road in Rugeley.

Internally you have a dining area, spacious living room, kitchen, lean to, three bedrooms and a bathroom. Externally the cottage occupies a generous plot with simply stunning surrounding views of nearby countryside making this an idyllic place to live. The garden is mature and offers plenty of opportunity to extend (STPP) or just a fantastic place for any keen gardener to get their hands on. There is a useful outbuilding currently being used as a gym but could make a great home office or workshop.

There is ample parking for multiple vehicles which is a rarity with most character properties. You are approximately 15 minutes drive from Lichfield City Centre and around 5 minutes from Rugeley Town Centre. Both offer train services to Birmingham, London and all major cities.





























Property Specification

Dining area 4.34m (14'3") x 3.96m (13')

Kitchen 3.76m (12'4") x 2.26m (7'5")

Living Room 5.38m (17'8") x 3.94m (12'11") max

Lean-to

Bedroom 3.05m (10') x 2.69m (8'10")

Bedroom 2.55m (8'4") x 2.00m (6'7")

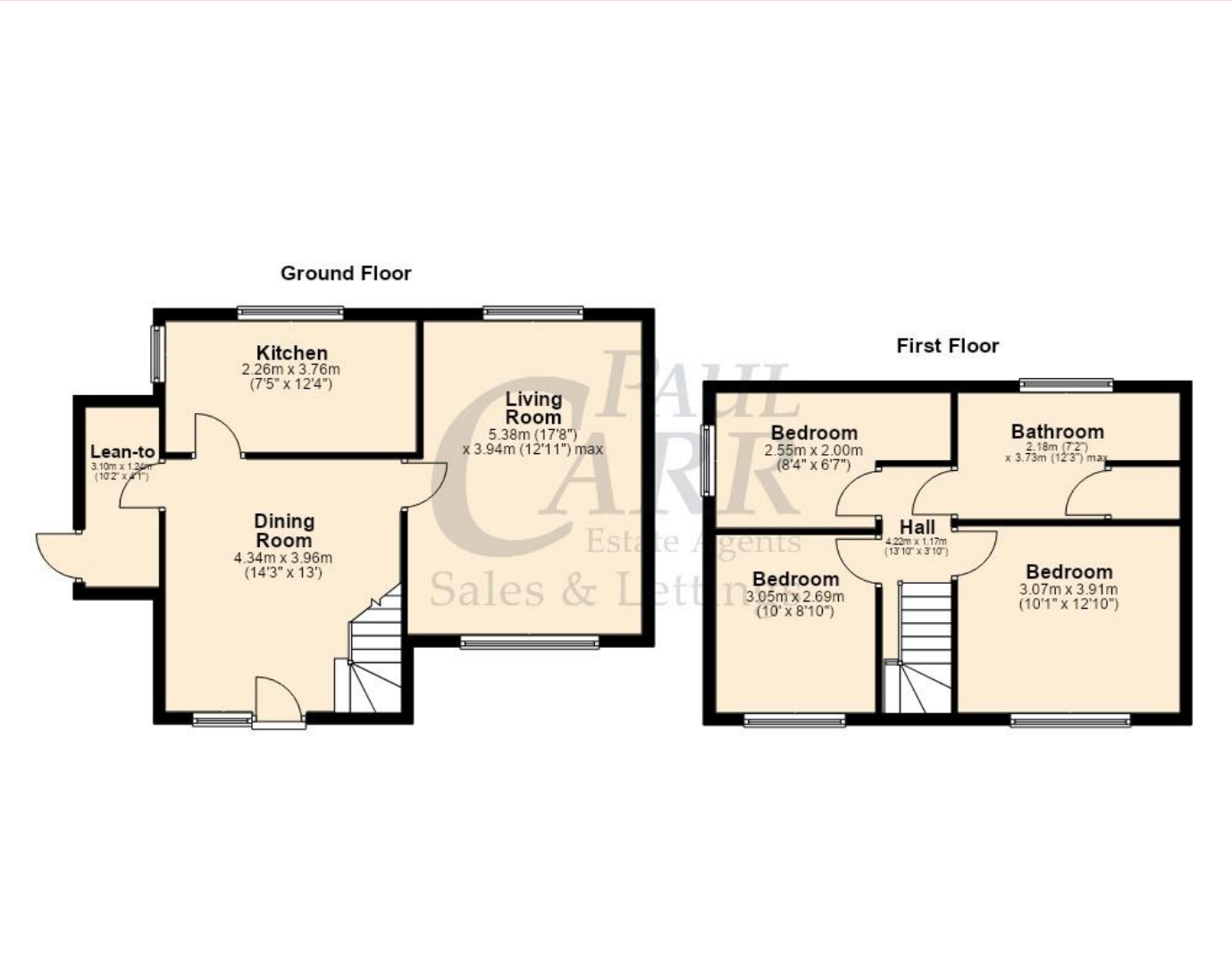
Bathroom 3.73m (12'3") max x 2.18m (7'2")

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

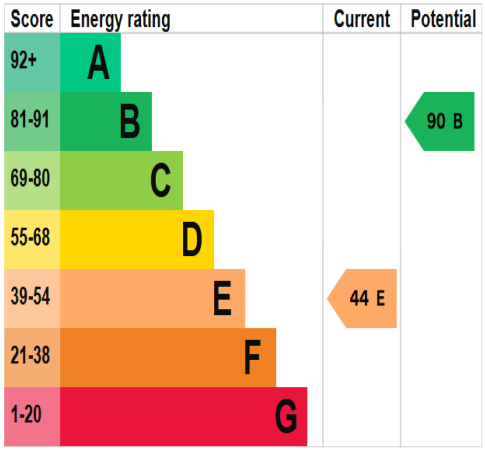
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Floor Plan

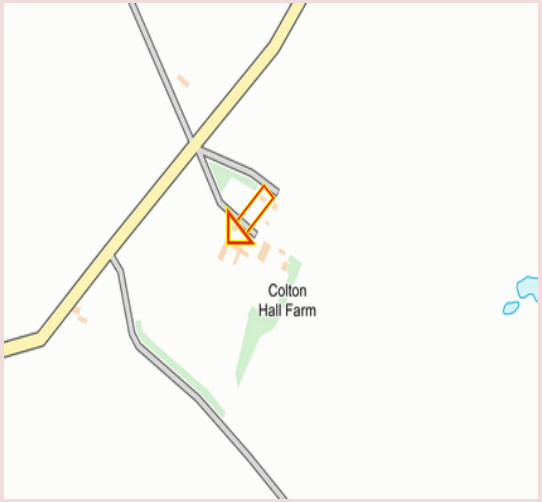
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location



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