

# Crossheads

Colwich, Stafford, ST18 0UG



An exceptionally tastefully presented and extended mid-terraced house with a delightful lounge and superb living, dining kitchen. There is a terraced style garden, summer house/garage and parking for up to four cars.

£275,000

John German

The delightful lounge features a brick-built fireplace with cast log burner, a wooden stripped floor and stairs rising to the first-floor landing.

The superb living, dining kitchen has an attractive range of units with contrasting wooden work surfaces and ceramic 1.5 sink and drainer. There is a tiled floor, and the dining area has a lantern style roof and bi-fold doors opening to the terrace garden.

The first-floor landing leads to two bedrooms, one of which has walk in wardrobe, and a tastefully appointed bathroom with a white suite comprising spacious bath, separate shower, wall hung wash basin, WC and two vertical towel radiators.

Outside, to the front of the property there is a garden area, in addition to parking spaces for two cars. We believe there is also further parking for two cars beyond the approach lane. To the rear, there is a spacious paved terraced style garden which gives access to the summer house/garage. Please note, there is no vehicular access to the garage.

Colwich is an exceptionally popular village and along with the neighbouring villages of Little Haywood and Great Haywood, collectively have a range of amenities including primary schools, country dining pubs, doctors' surgery and an excellent farm shop. It is also convenient for National Trust Shugborough Estate and Cannock Chase, An Area of Outstanding Natural Beauty, which is a wonderful place to walk, cycle or trek.

#### Agents notes:

The Land Registry document refers to Rights.

There is a Flying Freehold in the area of the walk-in wardrobe to the front bedroom.

The road is unadopted.

We believe there is no vehicular access to the garage at the rear and therefore would only be suitable for storage.

There is a water softener fitted to the mains water supply. The only drinking water tap is the cold one in the kitchen.

**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.

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Underfloor to ground floor, radiators to first floor (both gas) (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** 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 B

**Useful Websites:**

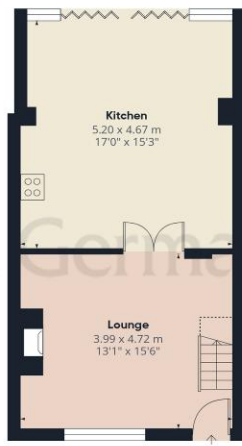
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/26062026

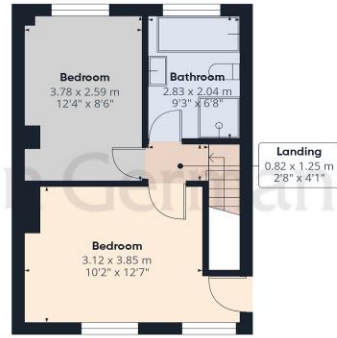
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>m</sup>

94.7 m<sup>2</sup>  
1019 ft<sup>2</sup>

Reduced headroom

1.2 m<sup>2</sup>  
13 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m/5 ft

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

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#### Agents' Notes

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