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# Main Road, Colwich, Stafford

**£525,000**

## Contact Us

### Chase Owl Estates

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## Full Description

### **Lounge** 5.11m x 5.92m (16'9" x 19'5")

Approached from wooden front entrance door and having exposed beams throughout. Brick feature fire place with inset cast iron solid fuel burner, inset lights, original brick flooring, useful storage cupboard, radiators and windows to front and side aspects. Door through to Kitchen.

### **Bedroom Three** 5.66m x 3.15m (18'7" x 10'4")

Approached from Lounge and having feature wooden beams and brick work. Inset lights, radiator, useful storage cupboard, two windows to side aspect and Velux window for extra light. Door to En Suite.

### **En Suite Bathroom**

Comprising freestanding claw bath with shower attachment and screen, w.c and pedestal hand wash basin. Ceiling light point, extractor fan, feature wooden beams, tiled flooring, loft access and radiator.

### **Breakfast Kitchen** 7.11m x 2.90m (23'4" x 9'6")

Being fitted with a range of wooden base and wall units with solid oak work surfaces over, incorporating inset Belfast sink with mixer tap and drainer. Recess housing range cooker, larder cupboard, three light points, radiators, tiled flooring and windows to rear and side aspects. Stairs leading to first Floor Landing and stable wooden door to Rear Garden and Annex.

### **Guest Cloakroom**

Comprising vanity hand wash basin and w.c. Wooden feature beams, light point, tiled flooring and housing combination boiler.

### **2nd Reception/ Dining Room** 4.78m x 4.17m (15'8" x 13'8")

Having feature inglenook fireplace with inset log burner. Two wall lights, useful storage cupboard, wooden feature beams to ceiling and walls, wooden door to front aspect and windows to front and side..

### **First Floor Landing**

Approached from stairs in Kitchen and having ceiling light point, loft access, useful storage cupboard and exposed wooden beams.

### **Bedroom One** 5.87m x 4.65m (19'3" x 15'3")

Again having the exposed wooden beams to ceilings and walls. Light point, wooden flooring, radiators, freestanding bath with shower attachment and windows to front, side and rear aspects. Open area to;

### **En Suite**

Comprising vanity hand wash basin and closet w.c . Ceiling light point.

### **Bedroom Two** 5.18m x 3.40m (17'0" x 11'2")

Having inset ceiling lights, radiator, wooden feature beams to walls and ceiling. Wooden floor boards and windows to front, rear and side aspects. Open plan to;

### **En Suite**

Comprising walk in shower cubicle, vanity hand wash basin w.c. Inset light.

### **Outside**

The front of the property having graveled driveway providing parking for several vehicles. Gate leading to the enclosed rear garden having paved patio, lawn with planted borders, two sheds and outside tap. To the other side of the property is a shared pedestrian access leading to French doors to the Annex.

### **Detached Annex** 5.89m x 4.50m (19'4" x 14'9")

Originally a garage but now a two storey annex suitable for a teenager, in laws or office.

GROUND FLOOR; Open plan Lounge and Kitchen. Having inset lights, radiator,useful cupboard housing combination boiler and light,tiled flooring and stairs leading to First Floor. Being fitted with a range of base

mounted units with work surfaces over, incorporating inset sink with mixer tap and drainer. Built in electric oven with hob over, space for fridge and French doors to dual aspect.

SHOWER ROOM; Having walk in shower cubicle, vanity hand wash basin and w.c. Inset lights, extractor fan, tiled flooring, radiator and upvc double glazed window to front aspect.

FIRST FLOOR; Having inset lights, radiator and windows to front and side aspects. Velux window to roof.

### **Agents Notes**

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

# Property Photos

## Property Location

