

Bellamour Way
Colton, Staffordshire, WS15 3LL

John 
German





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£550,000

John German are delighted to offer this beautifully appointed five bedroomed family home situated in the popular village of Colton, ideally located for access into Stafford, Lichfield and Rugeley. No upward chain.



The village of Colton is home to St. Mary's Church of England Primary School, a historic church and two country pubs. It is ideally situated for easy access into Stafford, Lichfield and Rugeley that offer a range of supermarkets, high street stores, boutique stores and restaurants. For commuters, the village is well placed for the A51, A38, A50 and M6. Rugeley has a train station that offers services to London Euston taking approximately one hour and forty five minutes.

This beautifully appointed family home has been finished to a very high standard throughout and offers spacious accommodation over three floors. The property has the benefit of under floor heating to the majority of the ground floor except for the family room, this was converted by the current owners from the original garage.

The entrance door opens into the inviting hall with tiled flooring and an oak staircase rising to the first floor. A door opens to the dual aspect lounge that has a beautiful brick feature fireplace housing a log burner and a set of patio doors opening out to the rear garden.

The heart of the home is the spacious kitchen and breakfast room fitted with a beautiful and extensive range of wall and base units that offer excellent storage complemented by granite work surfaces and under plinth lighting. There is a Belfast sink and drainer, integrated dishwasher and spaces for an American style fridge freezer and Aga style cooker. The breakfast dining area has bi-folding doors out to the rear garden creating a wonderful indoor/outdoor entertaining space.

The original garage has been cleverly converted into a separate family room, that could also be used as a home office or gym is required. A door leads off to a utility space that has plumbing for a washing machine and access to a boiler cupboard. In addition, a door leads to a separate utility room fitted with base and wall units, a large storage cupboard and a door out to the side aspect.

Completing the ground floor accommodation is the guest cloakroom fitted with a two-piece suite.

On the first floor are four bedrooms, three of which have their own en suite shower rooms and fitted wardrobes. Bedroom five is currently being used as an office and also has built-in wardrobes.

The luxury family bathroom has a freestanding bath with mixer tap and shower attachment, separate shower cubicle, low level WC, wash hand basin set into a vanity unit, tiled floor, stylish tiling to walls, a chrome heated towel rail and ceiling spotlights.

On the second floor lies the master bedroom suite, the bedroom has fitted wardrobes, two velux skylights and its own en suite shower room fitted a three-piece suite, tiled floor and a heated towel rail. Across the landing is a separate dressing room, and a store room.

Outside

A spacious driveway provides off road parking for several cars and gated side access to the rear garden that has carefully landscaped to create a beautiful tiered garden. It enjoys patio seating areas, a vegetable patch, lawned garden and well stocked bedding areas and planted display beds. There is also a garden shed, outside lighting and power points.

Note: The property is located in a conservation area.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property. Purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk www.lichfielddc.gov.uk

Our Ref: JGA/15022021

Local Authority/Tax Band: Lichfield District Council / Tax Band F













GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR



2ND FLOOR



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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