



Canal Cottage, Croft Lane, Gailey, Stafford, ST19 5PY



With Oil fired central heating, radiators in every room and double glazed windows throughout, this property is cosy despite its size.

Ground Floor:

Porch: A wooden front door is set back under a covered porch area.

Hall: The front door opens into a spacious hall with stairs leading to the first floor and an under stairs cupboard; a useful storage provision. This area provides access into the reception rooms, kitchen, cloakroom and Garage and with a feature beams, cottage-style windows and stable door providing finishes in keeping with the character of the property.

Lounge: The lounge is a large space with dual aspect which lets natural light flood into this area making it perfect for general entertaining as well as family purposes. It has a central working fireplace with brick surround which makes an attractive feature. Neutral carpets and décor provide a relaxed ambiance and together with the interesting domed roof at the rear of the lounge, sets the country theme for the rest of this lovely property.

Conservatory: This stunning room of wood and brick construction, has the added benefit of a log burner making this an ideal room to be enjoyed all year round and a perfect solution to enjoy garden views throughout the seasons.

Canal Cottage is a delightful 5 bed Detached Cottage positioned along a quiet lane at the rear of Gailey Marina; perfect for canal lovers.

The Cottage sits in neatly maintained grounds and with having excellent commuter links, this property, arranged for a modern family lifestyle, has the charm of the countryside with the comfort of modern transport needs. Ideally located for commuters; it is near to the junction of the A5 & A449 roads, providing superb networks by road or rail. For amenities, the cottage is just 5 minutes from the heart of Penkrige village with a full range of public and leisure services making it an ideal property in which to raise a family yet be close enough to the services you require.



Kitchen: Located at the rear of the property and with fully fitted units, this kitchen boasts a large Range Master double oven and grill with 5 burners and a plate warmer in classic cream and chrome. Ample storage within gives an uncluttered look and presents a kitchen that is both practical and stylish. There is plenty of space for a dining table and chairs for less formal meals.

Utility: Adjacent to the kitchen, the utility has plumbing for a washing machine and spaces for appliances. A stable door provides rear access.

W/C: A white cloakroom suite comprising, low level W/C and a wall mounted corner basin. It is fully tiled for easy maintenance.

Dining Room: With direct access from the kitchen area, this is the perfect location for more formal dining. Currently set for 6 persons the space would easily accommodate 8/10 for dinner and with neutral carpet and décor this is a bright room for entertaining.

Cloakroom: Adjacent to the kitchen area there is an enormous cloakroom running the width of the dining room and provide direct access to the garage.



Family Room:

As if the ground floor area was not big enough already, there is an additional room which is currently used as a sitting room. Far enough away from the main living areas of the cottage for privacy and peace and quiet

Landing: A wooden spindled staircase leads to the first floor landing and loft access.





Bedroom 1: The master bedroom is a large double room facing the rear aspect of the property and has the benefit of a fully tiled en-suite shower room, with W/C, counter top wash hand basin, double shower & extractor.

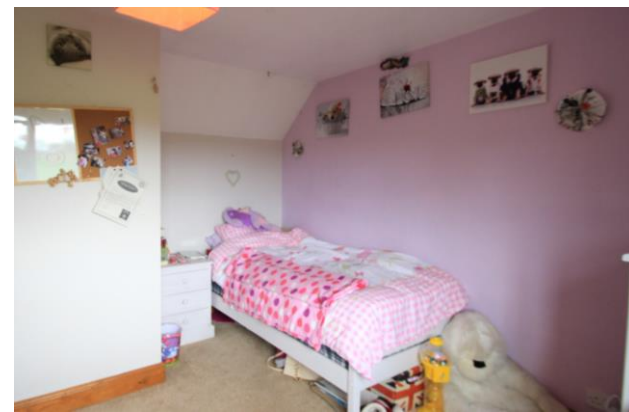
Bedroom 2: An exceptionally large double room set to the front aspect of the property and featuring dual aspect porthole windows. With 2 Velux windows this room is a sunny and light room with a vast amount of space.

Bedroom 3: Another large double bedroom set to the front aspect of the property, with two large windows allowing natural light to flood into this room making it light and airy.

Bedroom 4: The fourth bedroom is also a good size room facing the front aspect of the property.

Bedroom 5: A generous single bedroom located to the front aspect of the property and is currently used as an office.

The generous proportions of all five bedrooms makes this cottage suitable for a growing family as well as those with home office requirements.





Family Bathroom: This family bathroom is set to the rear of the property with a white suite including a bath, pedestal basin and W/C. The room is tiled and has laminate flooring for ease of maintenance

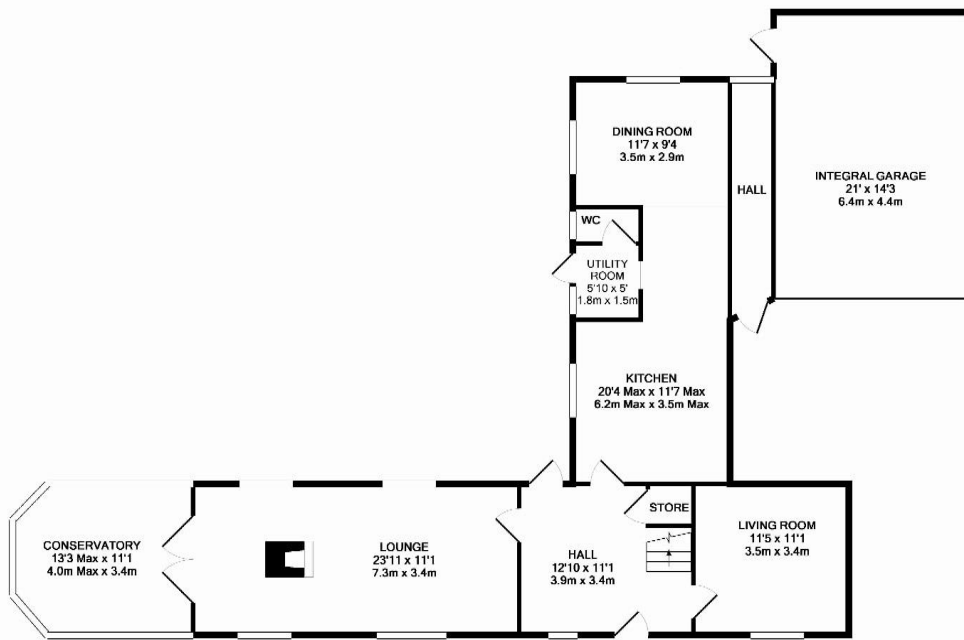
Exterior:
This charming cottage does not convey its' size and spaciousness from the exterior view and internal viewing is highly recommended to catch a glimpse of what this delightful property has to offer.

Parking: The property is set back from the edge of the road and can comfortably accommodate three cars on a gravel drive. The garage is set to the rear of the parking and allows additional parking space.

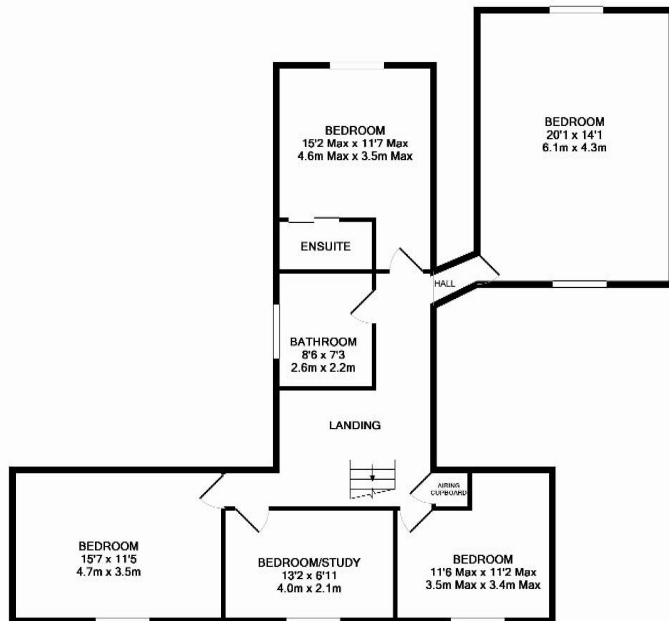
Garage: The large, integral double garage is set to the rear of the parking area and has the benefit of lighting and power with rear door access



Garden: The garden to the rear of the property is a truly good size and is primarily made up of an established lawn with well stocked borders of mature shrubs, plants and small trees providing a lovely private and secure area for the children to enjoy. The property also has the benefit of large patio area; perfect for al fresco dining in the summer, which is accessed from the conservatory and two separate exits at the rear. Gailey Wharf is located nearby and during summer months the only sounds to interrupt this tranquil setting is the chug of the canal boats.



GROUND FLOOR
APPROX. FLOOR
AREA 137/3 SQ.F.T.
(127.6 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 1080 SQ.F.T.
(100.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 245/3 SQ.F.T. (227.9 SQ.M.)

While 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 misstatement. 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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Energy Performance Certificate



The Cottage, Croft Lane, Gailey, STAFFORD, ST19 5PY

Dwelling type: Detached house
 Date of assessment: 23 April 2014
 Date of certificate: 20 May 2014
 Reference number: 8703-8472-1329-4827-4443
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 177 m²

Use this document to:

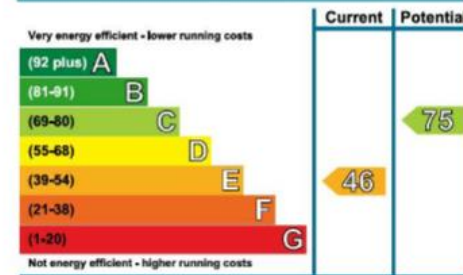
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 7,635
Over 3 years you could save	£ 3,048

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 321 over 3 years	£ 240 over 3 years	
Heating	£ 6,669 over 3 years	£ 3,996 over 3 years	
Hot Water	£ 645 over 3 years	£ 351 over 3 years	
Totals	£ 7,635	£ 4,587	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,524	
2 Floor insulation	£800 - £1,200	£ 417	
3 Low energy lighting for all fixed outlets	£30	£ 57	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.





**Canal Cottage, Croft lane,
Gailey, Staffordshire,
ST19 5PY**

- Five Double Bedrooms
- Original Features
- Character Cottage
- Family Kitchen
- Canal side Location
- Excellent Commuter Links
- Conservatory
- Log Burning Stove
- Extensive Gardens

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. Dixon Estates (Stafford) Ltd 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.

MEASUREMENTS Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.