

Kingfisher Drive

Colwich, Stafford, ST18 0FH

John 
German





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£460,000

An attractive detached family home occupying a generously sized plot in a quiet cul-de-sac within the village of Colwich.



This executive style detached family home offers over 1,300 square feet of accommodation over two floors and is situated on the outskirts of Colwich within easy walking distance of the nature reserve. The collective villages of Colwich, Little and Great Haywood have a range of amenities including garage/post office and store, excellent farm shop and cafe. It is also close to the National Trust Shugborough Estate. The nearby Cannock Chase, an area designated as a place of outstanding natural beauty is less than a 5 minute drive away, offering a superb place for those looking to walk, explore and cycle. The location is also convenient for commuters with Rugeley and Lichfield to the south and Stafford to the north, all of which have railway stations offering services to various destinations to nearby cities and beyond. For local schooling this property falls into the catchment area for Colwich CE Primary School located within the village of Colwich and for secondary education it's the Hart school in the nearby town of Rugeley.

Step inside this beautifully appointed family home and you will find a contemporary open plan kitchen/living area complete with beautiful Karndean flooring flowing throughout, a modern fitted kitchen with an extensive range of matching off white/mushroom gloss wall and base units with Granite work surfaces and tiled splashbacks, breakfast bar area and a range of integrated kitchen appliances. There is further space for a dining table and chairs along with space for some further seating making this ideal for modern family living. There is a separate utility with fitted storage cupboard, space and plumbing for a washing machine, inset stainless steel sink with drainer and mixer tap over along with tiled splashbacks, and a door leading to the side garden. There is a generously sized living room with Karndean flooring, multi fuel stove, and large window to the front aspect. There is also a second reception room currently used as a study, ideal for those looking to work from home, and completing the ground floor is the downstairs cloakroom.

Upstairs off the galleried landing, you will find four bedrooms, three generously proportioned doubles, with the larger two also benefiting from fitted wardrobes and the master bedroom having its own re-fitted modern en-suite shower room. The family Bathroom comprises white panelled bath with mixer tap over, half tiled walls, low level WC, wash hand basin and window to the side aspect.

Outside to the front of the property is a large front garden, laid mainly to lawn with a variety of plants, trees and shrubs and had a pathway leading to the front door. To the side of the property is a detached double garage with parking in front and to the rear of the property is a fully enclosed, part walled garden complete with large patio seating area, fishpond with decking area to the side and a further small side garden.

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

Property construction: Brick. **Parking:** Drive & double garage. **Electricity supply:** Mains. **Water supply:** Mains

Sewerage: Mains. **Heating:** Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Superfast fibre. 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 F

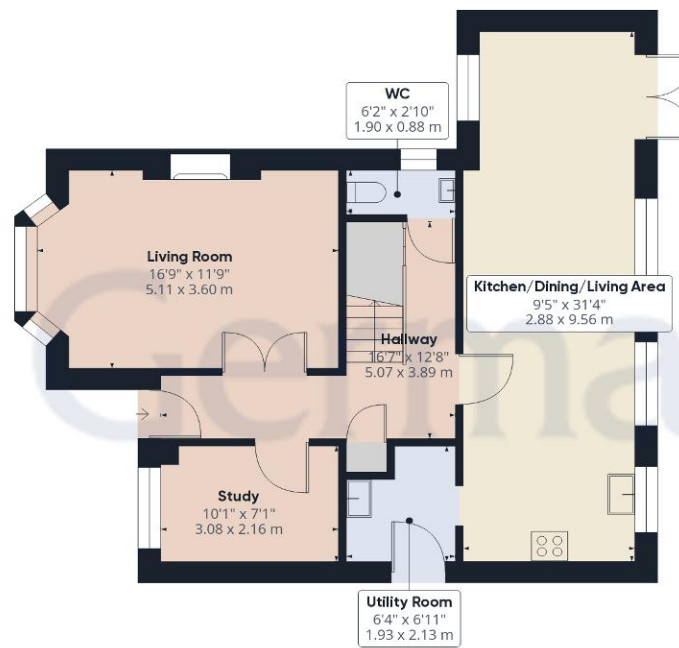
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/16012024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

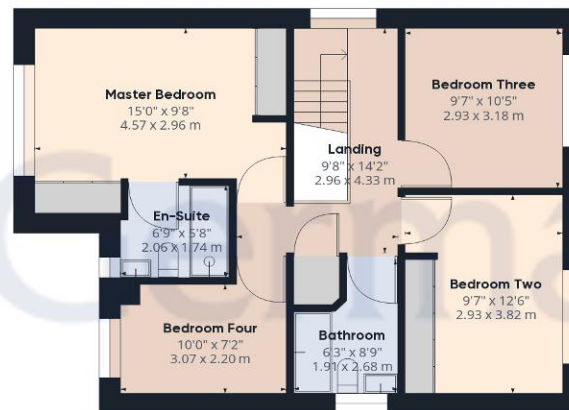






Ground Floor

Approximate total area⁽¹⁾
 1374.61 ft²
 127.71 m²



Floor 1

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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