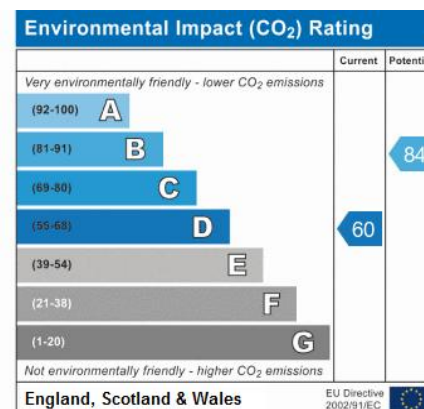


Address:
Fog Cottages 7 Colton Road



IMPORTANT – PLEASE READ: C residential for themselves and for the vendors or lessors of this property whose agent they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of C residential has any authority to make or give any representation or warranty whatever in relation to this property. The fixtures, fittings and appliances, electrical and plumbing installation or central heating systems have not been tested and therefore no guarantee can be given that they are in working order, nor has any type of survey been given that they are in working order, nor has any type of survey been undertaken on this property. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, sketches and plans are provided for general guidance and are not to scale.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. If something is of particular importance to you that would ultimately affect your decision to view the property - please contact our offices and we can clarify any points before a viewing appointment is made.

Globe House, Upper Brook Street, Rugeley, Staffordshire. WS15 2DN
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residential

7 FOG COTTAGES, COLTON ROAD, RUGELEY, WS15 3HD

£120,000



OFFERED WITH NO UPWARD CHAIN

A two bedroomed terraced cottage in non-estate location. UPVC double-glazed and Gas centrally heated. Entrance Hall, Lounge, Kitchen, Lean To. First Floor Landing with Two Bedrooms and Bathroom. Enclosed garden to rear. SINGLE GARAGE nearby with parking. EPC rating D

Globe House, Upper Brook Street, Rugeley, Staffordshire, WS15 2DN
Tel: 01889 583377 Fax: 01889 586633

ENTRANCE HALL approached via a UPVC double-glazed front entrance door. Ceiling light point, radiator and stairs leading to first floor.

LOUNGE 21' 6" x 13' 7" (6.561m x 4.154m) having a brick fireplace with an open fire. Ceiling light point, useful large storage cupboard, two radiators, laminate flooring and two UPVC double-glazed windows to rear aspect. Part wood and part tiled floor with UPVC double-glazed windows to front and rear.

KITCHEN 7' 8" x 6' 8" (2.355m x 2.045m) with base and wall units having an inset stainless steel sink unit and drainer with mixer tap. Free standing appliance of four-ring gas cooker. Ceiling light point, tiled walls and UPVC double-glazed window and door to Lean To.

LEAN TO 7' 1" x 6' 7" (2.178m x 2.032m) having a wall light, tiled flooring and UPVC double-glazed window and door to rear.

FIRST FLOOR LANDING with ceiling light point and loft access.

BEDROOM ONE 13' 7" x 10' 3" (4.156m x 3.139m) having built-in wardrobe housing the gas combination boiler. Ceiling light point, radiator, UPVC double-glazed window to front elevation.

BEDROOM TWO 11' 2" x 9' 0" (3.409m x 2.746m) with ceiling light point, radiator, wood flooring and UPVC double-glazed window to rear.

BATHROOM comprising of a close-coupled wc, pedestal hand wash basin and panelled bath with overhead electric shower unit. Ceiling light point, radiator, tiled walls, and UPVC double-glazed window to rear.



OUTSIDE The property is set back from the road behind an access road to the front. There is a SINGLE GARAGE located to the row just past the cottages with additional parking for several vehicles. An enclosed rear courtyard garden area with an outbuilding and garden shed. There is a gated shared access to the rear of the property.

COUNCIL TAX

We understand the council tax to be band B

TENURE

We are advised by the Vendor that the property is FREEHOLD. References to the Tenure of a property are based on information supplied by the Seller. We have not had sight of the Title documents. A Buyer is advised to obtain verification from their Solicitors. You can also log on to www.landregisteronline.gov.uk

DIRECTIONAL NOTE

From our offices proceed over Elmore Lane and into Anson Street. At the mini-islands proceed straight over into Station Road following the signs for Colton. Proceed along over the traffic island and over the bridge. Under the railway bridge bear left following the Colton Road out. The cottages can be found a little way along on the left-hand side, identified by our For Sale board.

