

The Moorings

Colwich, Stafford, ST17 0XT

John German





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£470,000

Attractive detached house occupying a truly delightful plot and position within this popular village. The rear garden directly adjoins the canal and has a Mooring.



Accommodation

Entrance door opens into the reception hall with stairs rising to the first floor landing with a useful under stairs cupboard beneath. A door opens into the delightful lounge that has a brick fireplace with coal effect gas fire and patio doors opening out to the rear and enjoys lovely views over the garden, canal, River Trent and views towards Cannock Chase beyond. A wide arch opens into a separate sitting area that has a front facing bow window.

Across the hall is a separate formal dining room and the breakfast kitchen having a range of high and low level units with contrasting work surfaces incorporating a stainless steel sink and drainer. Integrated appliances comprise stainless steel hob with extractor canopy above, a split level double oven, fridge/freezer and dishwasher. Double French style doors open to the terrace and garden, and an internal door to the utility that has a stainless steel sink with double drainer, fitted cupboards plus space and provision for a washing machine. A built-in cupboard houses the gas boiler and a guest's cloakroom leads off with WC and internal access to the garage.

On the first floor there are four double bedrooms, the three rear bedrooms enjoy wonderful views of the canal, River Trent, fields beyond and Cannock Chase in the distance. The principal bedroom has its own en suite shower room with a twin wash basin set into a vanity unit and mirror above, shower and WC.

Completing the first floor is the family bathroom fitted with a bath, pedestal wash hand basin, low flush WC and contrasting tiling.

The property is situated on this established, sought-after cul de sac and stands back from the road beyond a front paved garden and wide drive leading to the double garage. A wrought iron gate at the side leads to the rear paved sun terrace with pergola. Steps lead down to a lawned garden with established borders and further steps down to the concrete mooring directly adjacent to the canal. (Canal mooring is subject to the usual British Waterways approval, terms and conditions). The gardens enjoy truly delightful views towards the canal, River Trent, fields and Cannock Chase in the distance.

Colwich is a popular village and along with its neighbouring villages of Little and Great Haywood, collectively offer a variety of amenities. It is conveniently situated for the county town of Stafford to the north and the Cathedral City of Lichfield to the south.

There are excellent rail links in the area with regular services operating to London Euston from both Stafford, Rugeley Trent Valley and Lichfield.

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 but purchasers are advised to satisfy themselves as to their suitability.

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

www.staffordbc.gov.uk

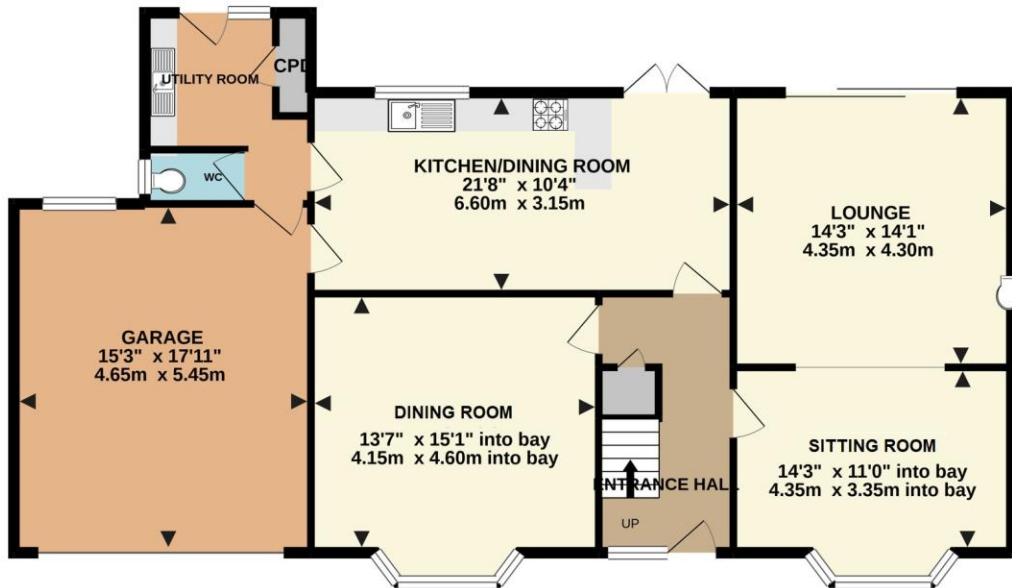
Our Ref: JGA/20012021

Local Authority/Tax Band: Stafford Borough Council / Tax Band F

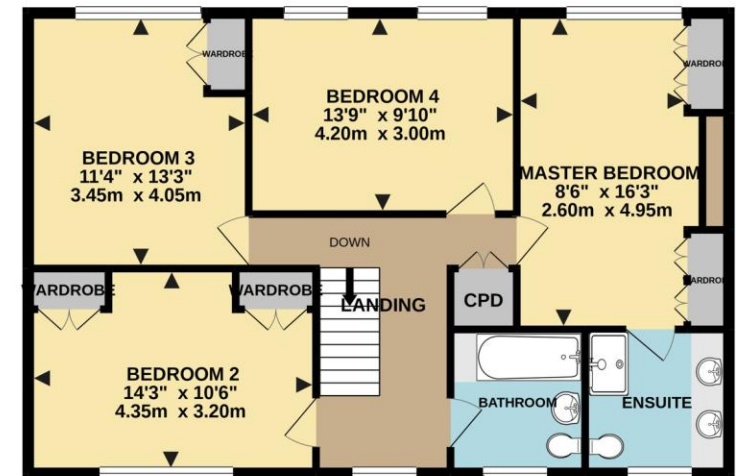




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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