

The Medical Centre



High Street, Abbots Bromley, WS15 3BL



An extremely pleasant property which was formerly three cottages and has been used most recently as living accommodation and children's medical centre. It is offered in good order and capable of re-organisation to one hundred per cent residential accommodation.

Guide Price £335,000

www.JohnGerman.co.uk

Distinctly

John German

The Property

At the moment the property has four bedrooms, two bathrooms accommodation on two floors and would make a most pleasant family home. Vehicular access to the property will be granted by way of a right of way for all purposes at all times but will be subject to re-alignment at the cost of the adjacent landowner should this become necessary.

Location

The village offers excellent local amenities including two denominations of church, a doctor's surgery, a butcher's and general store, four public houses and an Indian restaurant. The village is also known for its links with Blithfield Reservoir and the sailing, fishing and walking it offers.

Accommodation

Entrance Hall

Double panel radiator.

Medical Room

3.8m x 3.07m (approx. 12'5" x 10'0"). Wash hand basin and double panel radiator.

Sitting Room

3.95m x 3.63m (approx. 12'11" x 11'10"). Ingle Nook and double panel radiator.

Kitchen

Wall and base units, stainless steel sink unit and double panel radiator.

Bedroom One

3.63m x 3.57m (approx. 11'10" x 11'8"). Wash hand basin, secondary glazing and double panel radiator.

Bathroom

Comprising white suite, half tiled walls and radiator.

Stairs to **First Floor**

Landing

With airing cupboard.

Bedroom Two

3.0m x 3.83m (approx. 9'10" x 12'6"). Double panel radiator, secondary glazed window and wash hand basin.

Bathroom

Comprising white suite, half tiled walls and radiator.

Separate W.C.

With wash hand basin and radiator.

Bedroom Three

4.39m x 2.7m (approx. 14'4" x 8'10"). Radiator and secondary glazed window.

Bedroom Four

3.93m x 3.61m (approx. 12'10" x 11'10"). Double panel radiator, secondary glazed window and wash hand basin.

Note

No CCTV security cameras will be allowed on the site.

Tenure

Freehold (Purchasers are recommended to satisfy themselves as to 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.

Local Authority

East Staffordshire Borough Council.

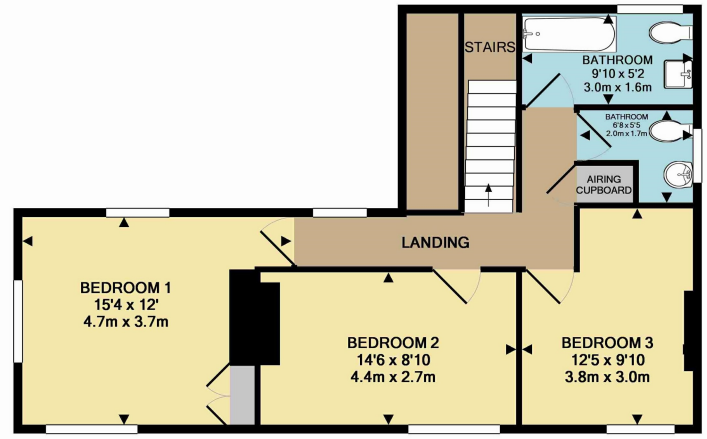
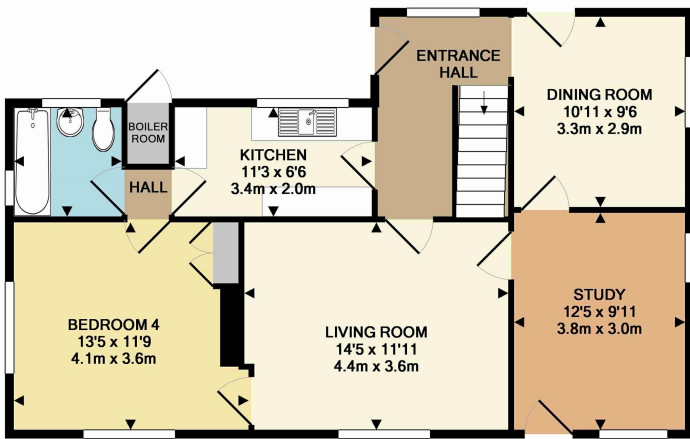
Useful Websites

www.environment-agency.gov.uk/maps
www.eaststaffsbc.gov.uk/planning

JGA/180315

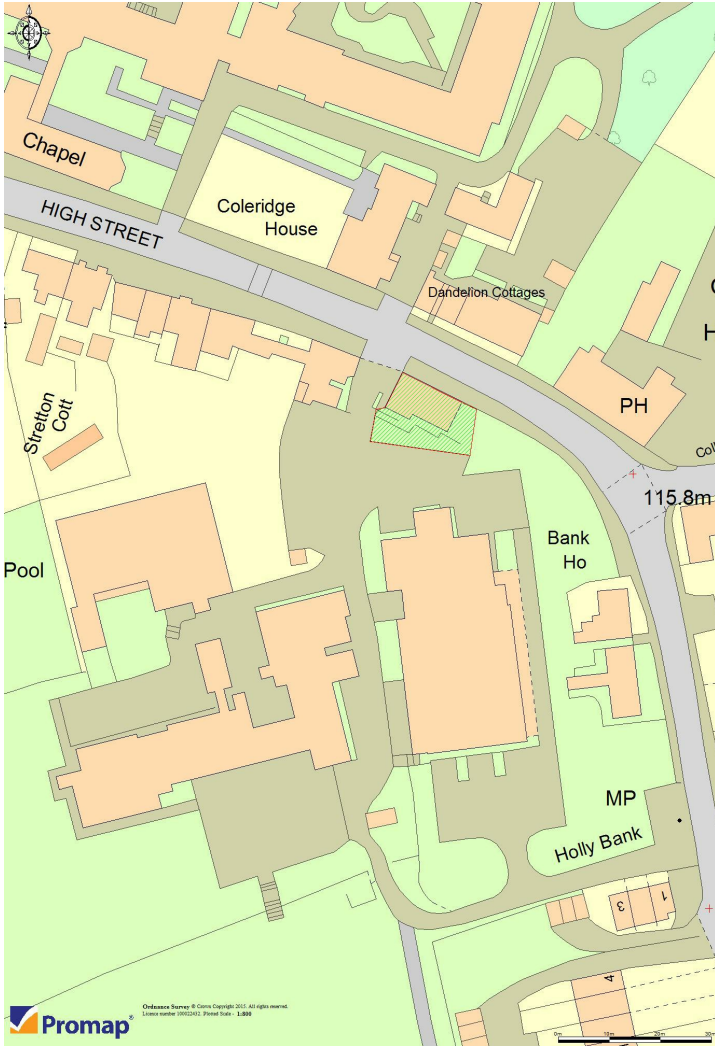
(DRAFT - Awaiting approval, may be subject to amendment)

JCS/RLM/Lich



Floor Plan Clause

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. Made with Metropix ©2015



Promap/Ordnance Survey Extract

For identification purposes only. Not to scale.

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.

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.

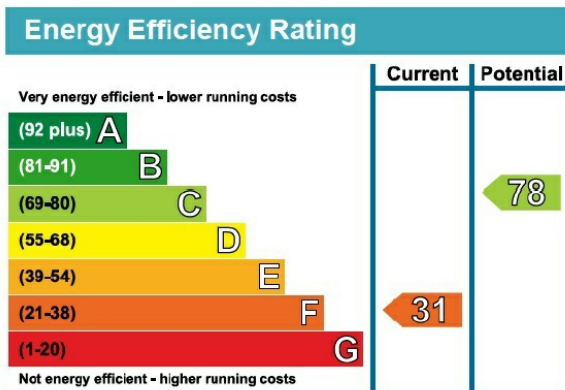


John German

29 Bore Street, Lichfield
 Staffordshire WS13 6LZ

01543 419121

lichfield@JohnGerman.co.uk



Ashbourne
01335 340730

Burton Upon Trent
01283 512244

London
020 7839 0888

Uttoxeter
01889 567444

Ashby de la Zouch
01530 412824

East Leake
01509 856006

Loughborough
01509 239121

West Bridgford
0115 981 0003

Barton Under Needwood
01283 716806

Lichfield
01543 419121

Stafford
01785 236600