

Needwood Grange

Abbots Bromley, Rugeley, WS15 3AU



Substantial detached bungalow with double bedrooms and ample living space in need of significant cosmetic improvement, occupying an excellent corner plot on a quiet cul de sac in this hugely popular village.

NO UPWARD CHAIN

Offers Over £300,000

John German 

For sale with no upward chain involved, viewing and consideration of this well proportioned bungalow is highly advised to appreciate not only its lovely exact position but the huge amount of potential to personalise, remodel and extend (subject to obtaining the necessary planning permission).

Situated in the extremely well regarded and sought after village within walking distance to its range of amenities including public houses and eateries, active village hall, convenience shop, primary school, several sports and social clubs and the church. The towns of Stafford, Uttoxeter and Burton on Trent are all within easy commutable distance as is the city of Lichfield and road networks.

Accommodation - A uPVC part obscure double glazed entrance door opens to the enclosed porch which has an obscure glazed door and side light leading to the hall which has doors to the generously sized accommodation and a guest WC.

To the front of the home are the two double bedrooms each with fitted wardrobes. Behind is the bathroom which has a coloured three piece suite with tiled splash backs.

The well proportioned L-shaped lounge dining room has a focal gas fire and feature surround with natural light coming from a deep window into the porch plus wide double glazed sliding patio doors opening to the lean to sun room which extends to the full width of the property.

Completing the accommodation is the kitchen which has a range of base and eye level units with work surfaces and inset sink unit set below the window looking into the sun room, space for a gas cooker and further appliances. A door leads to the side porch which gives access to the sun room, garage and main porch.

Outside - To the rear a paved patio provides a pleasant entertaining area enjoying a degree of privacy leading to the garden laid to lawn that has shrub borders and is enclosed to three sides with gated access to the front.

To the front is a sizeable garden which is mainly laid to lawn with well stocked beds. A tarmac driveway provides ample off road parking leading to the attached garage which has power and an up and over door plus an adjoining double width carport. Space to the side provides potential for extension, subject to obtaining necessary planning permission/consents.

what3words: variation.building.grad

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

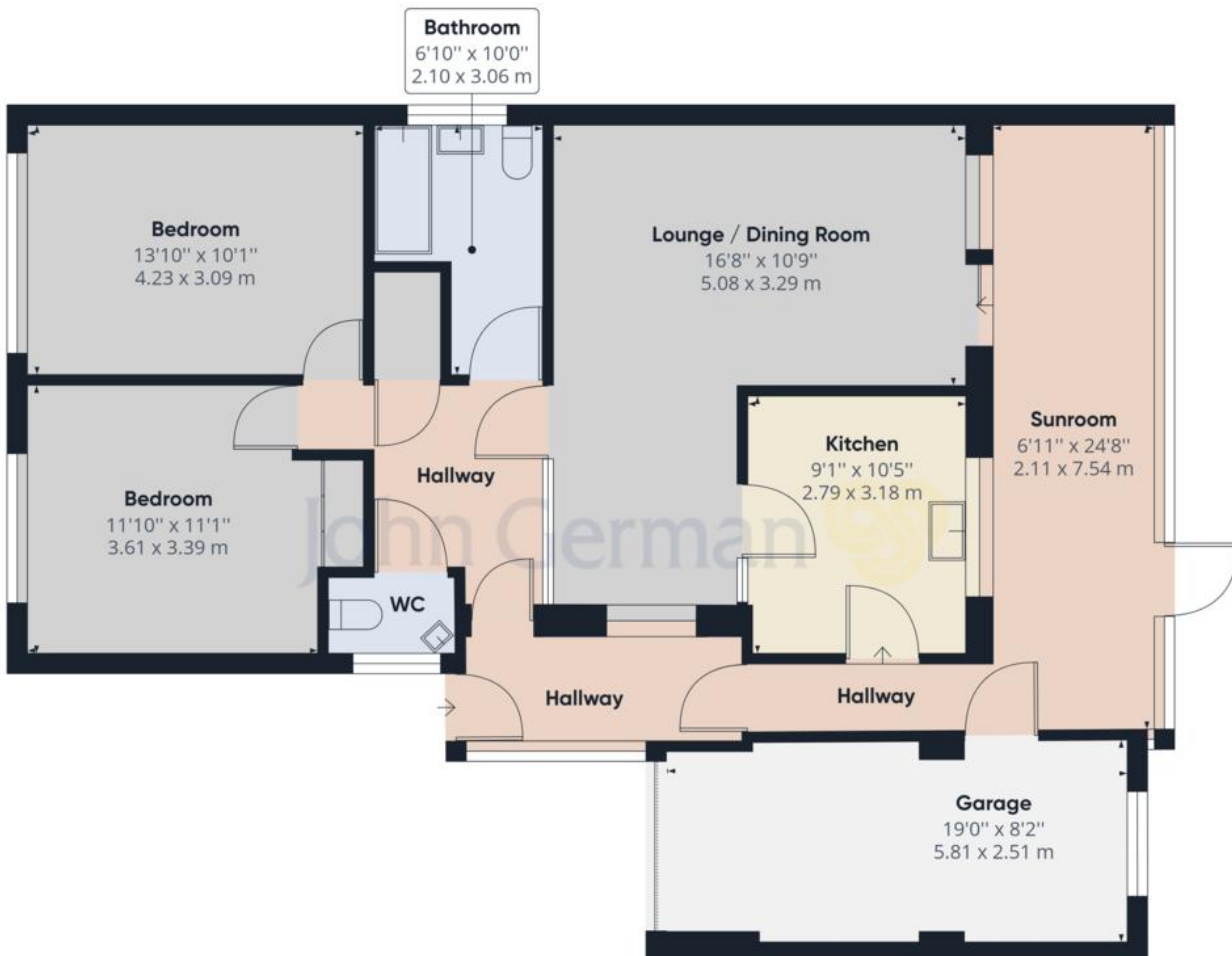
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.eaststaffsbcc.gov.uk

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/12102023

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C



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Approximate total area⁽¹⁾
1210.63 ft²
112.47 m²

(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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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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.

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