

Needwood Grange

Abbots Bromley, Rugeley, WS15 3AU



BIDDING IS NOW OPEN!

Closes on 17th July

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

Auction Guide Price £230,000

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 works 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.eaststaffsbc.gov.uk

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

Our Ref: JGA/12102023

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

The sale of this property will take place on the stated date by way of Timed Auction and is being sold as Unconditional with Variable Fee (England and Wales).

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)

- Buyers Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.







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

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.

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent