

Lichfield Road

Abbots Bromley, Rugeley, WS15 3DL

John
German





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£899,950



Extremely attractive modern character style executive style detached home providing spacious family sized accommodation extending to approx. 2000 sq.ft, occupying a fabulous plot of approx. 0.5 acre enjoying far reaching views in this highly sought after village.

Internal inspection and consideration of this hugely impressive family sized residence is imperative to appreciate its room dimensions and layout providing a fabulous balance between the ground and first floors, condition and standard plus its fabulous plot which enjoys far reaching views over countryside.

Situated on an exclusive private cul de sac in this highly sought after and well regarded village within walking distance to its amenities that include several public houses and eateries, coffee rooms, village shop, first school, active village hall and multiple sports and social clubs. The surrounding towns of Uttoxeter, Burton upon Trent and Stafford are all within commutable distance as is the picturesque city of Lichfield. The A38, A50 and M42 road networks are also within easy reach as is the Trent Valley train station providing access to Birmingham and London.

Accommodation - A traditional timber framed canopy porch with a part obscure glazed entrance door opens to the extremely welcoming reception hall providing a lovely introduction to the home having two front facing windows, stairs rising to the first floor and a built in doorknob cupboard. Doors lead to the spacious ground floor accommodation and the fitted downstairs WC.

The delightful and spacious principal living room has a focal exposed chimney breast with an inset log burner set on a slabbed hearth, beams and dual aspect windows including part glazed French doors providing an abundance of natural light and direct access to the rear patio and garden.

The comfortable family room positioned to the rear of the home could be used as a study or playroom if desired, also having double glazed French doors opening to the patio and garden.

The dining room has a picture window overlooking the rear garden and the surrounding countryside. A wide arch leads to the well equipped fitted kitchen that has an extensive range of base and eye level units, an island with a breakfast bar, fitted granite tops with an inset ceramic sink unit set below the rear facing window, space for a range stove with an extractor hood over plus space for further appliances. A part glazed door gives direct access to the patio and garden.

Completing the ground floor space is the fitted utility which has the same lovely flooring as the kitchen, a range of units with granite worktops and an inset ceramic sink unit set below the front facing window plus space for appliances.

To the first floor the part galleried landing has a front facing window and further skylight providing natural light. Doors lead to the five well proportioned bedrooms, four of which can easily accommodate a double bed, and the fully tiled family bathroom which has a quality white three piece suite incorporating a panelled bath with a mixer shower and glazed screen above.

The large dual aspect master bedroom and the second bedroom enjoy fabulous rear countryside views and both have the benefit of superior en suite shower rooms having modern white three piece suites with complementary tiled splash backs.

Outside - To the rear a natural stone paved patio extends to the full width of the property providing a lovely entertaining and seating area enjoying far reaching countryside views. Beyond a mainly lawned garden has well stocked borders enclosed by post and rail fencing. A pedestrian five bar gate leads to a small paddock, also enclosed by post and rail fencing with a row of saplings.

To the front is a garden also laid to lawn with well stocked shrub borders.

The private cul de sac set off Lichfield Road leads to a double width block paved driveway further to the double garage which has two sets of timber double doors, power points and lights. In addition there is a further gravelled parking area.

what3words: bigger.paradise.reprints

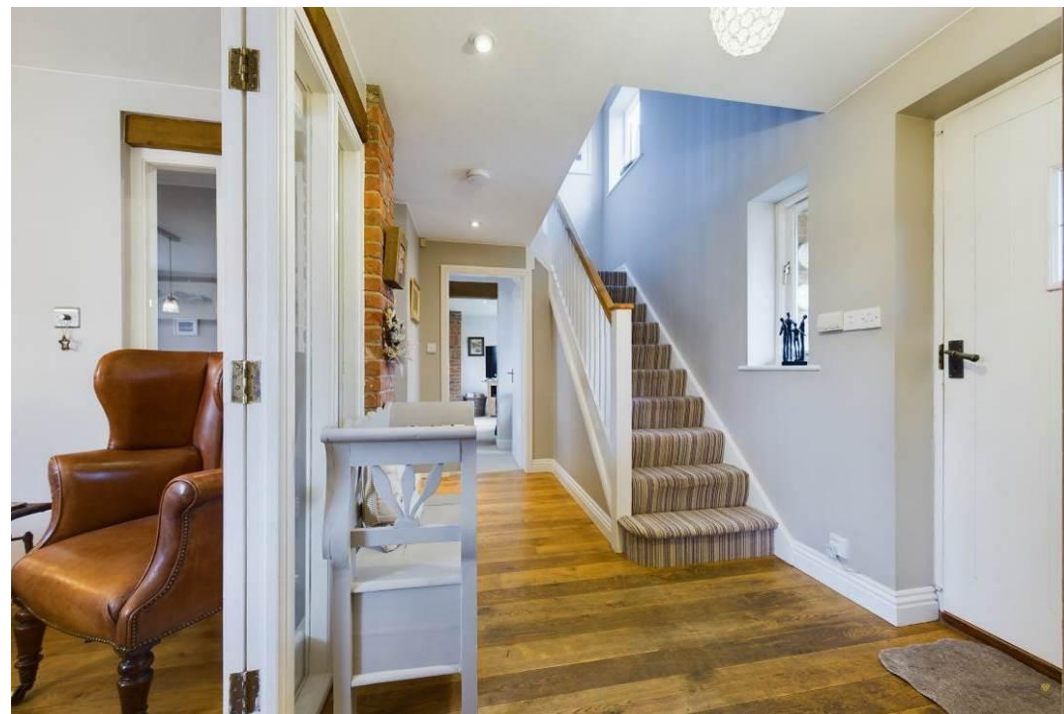
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: The property shares a Bio Disk drainage system with 3 neighbouring properties, further details are available on request. Mains water, 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.gov.uk/government/organisations/environment-agency

Our Ref: JGA/21112023

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



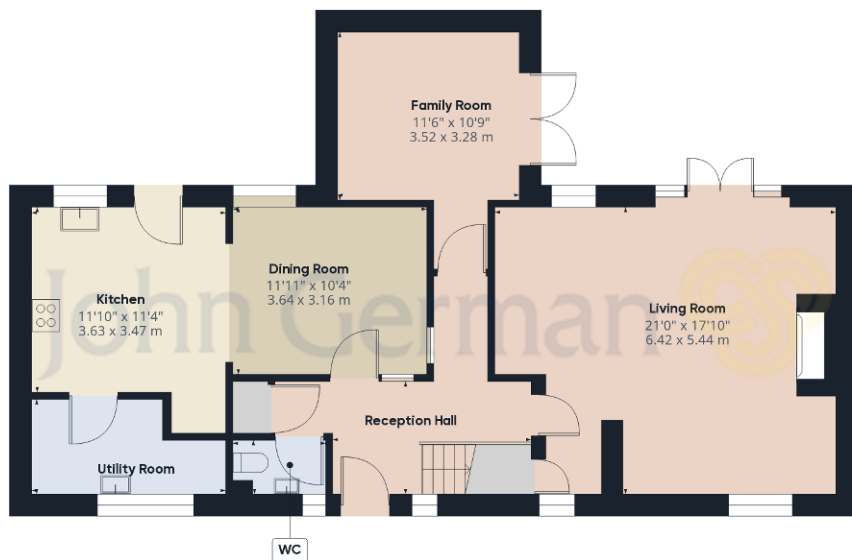




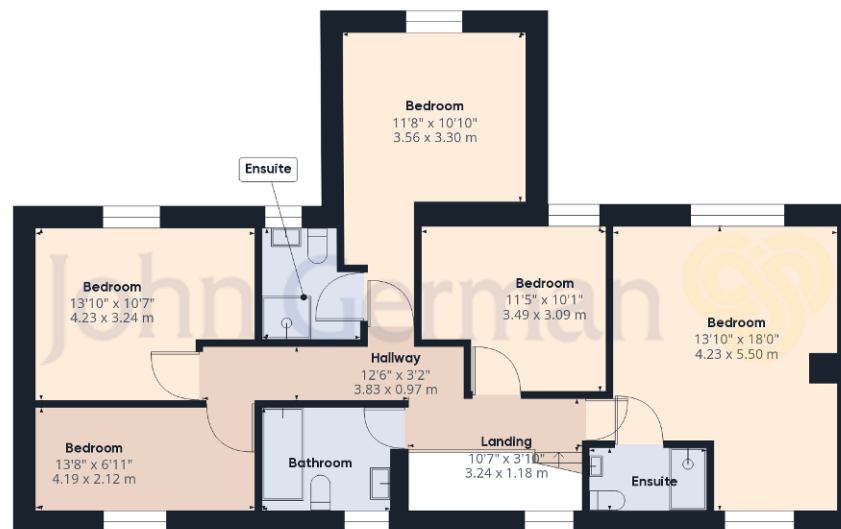




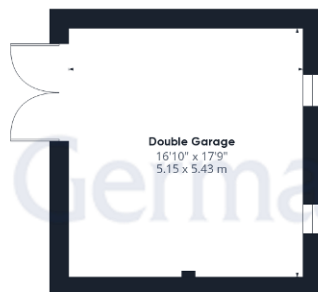




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1925.25 ft²

178.86 m²

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.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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