

High Street

Abbots Bromley, Rugeley, WS15 3BL



Offering the perfect village retreat, this lovely three bedroom home is ideally situated for a choice of pubs, primary school and countryside walks. Recently redecorated throughout and ready to move into with no upward chain.

£280,000

John German 

This lovely home is perfectly placed in Abbots Bromley with a selection of different pubs to choose from, a primary school, village store and plenty of wonderful Staffordshire countryside including Blithfield Reservoir; ideal for getting out for a walk.

The property has been recently redecorated throughout offering a blank canvas ready for a buyer to put their own stamp on.

The rear entrance door opens into the hallway with staircase off to first floor and doors leading off.

On the ground floor, there is a light and spacious dual aspect lounge diner with two windows to front and window to side, together with a useful understairs storage cupboard. An opening leads through into a smart fitted kitchen equipped with a range of base and eye level units in white with work surfaces over, range style cooker, integrated dishwasher, fridge freezer, washing machine, Belfast sink and window with views over the garden.

Across the hallway is the guest WC with close coupled WC, wash hand basin and window to side.

To the first floor, the landing has doors leading off to three bedrooms and the family bathroom.

The master bedroom has the luxury of an en suite with shower cubicle, pedestal wash hand basin and WC. Bedrooms two and three both have use of a smart family bathroom with panelled bath, pedestal wash hand basin and WC.

The property is perfect for those seeking for something with low maintenance outdoor space having a compact front garden, garden to rear with hedge surround, together with two allocated parking spaces accessed off a shared driveway serving just three properties.

Please note, the property is situated in a Conservation Area.

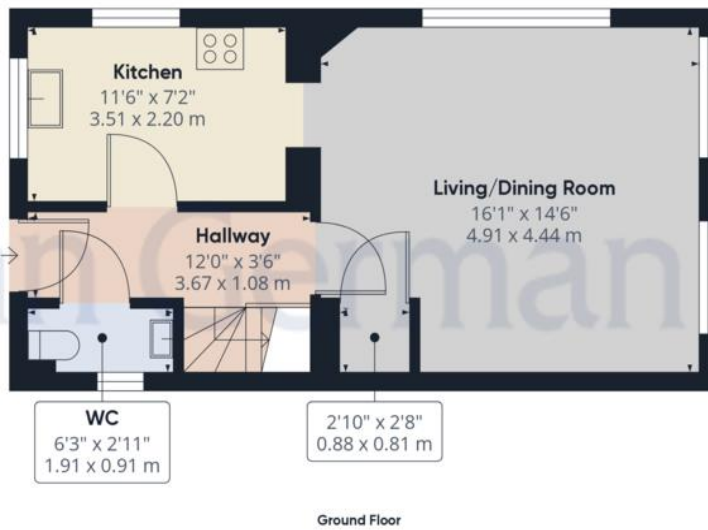
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

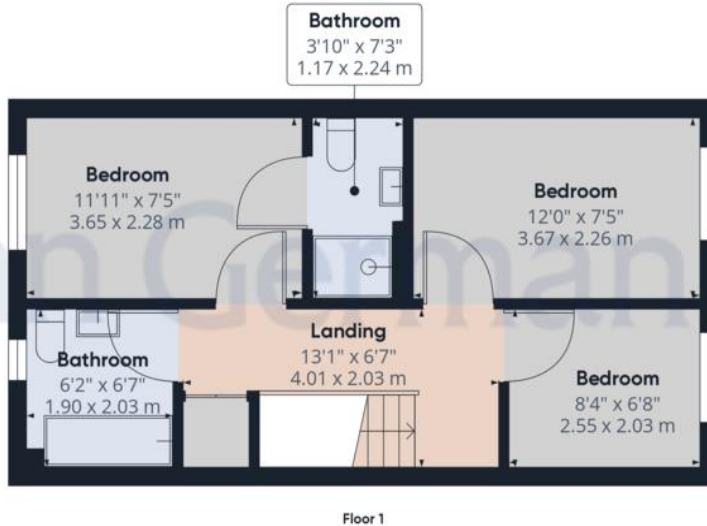
Our Ref: JGA/06122023

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



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Approximate total area[†]
774.72 ft²
71.97 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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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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.

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