

School House Lane

Abbots Bromley, Rugeley, WS15 3BT

John 
German



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£740,000

Truly magnificent former school hall with sympathetically renovated, refurbished and remodelled accommodation retaining a wealth of character and original features providing a fabulous family home in this highly desirable village.

NO UPWARD CHAIN

Harmoniously combining a wealth of character and original features with high specification and contemporary presentation, internal inspection and consideration of this unique family residence is strongly recommended to appreciate its room dimensions and layout, ground-floor ceiling heights and the high standard of work, thought and effort invested into the property by the current owners. Occupying a surprising and delightful enclosed plot with a landscaped garden and detached garage with an adaptable office/gym above.

The property is situated in the heart of this sought after and well-regarded village that offers a wide range of amenities including the Richard Clarke First School, convenience shop, several public houses and restaurants, coffee rooms, numerous sports clubs and societies including a cricket club, football club and tennis club. Several walks through surrounding countryside are also on the doorstep including to Blithfield Reservoir and its sailing club. The surrounding towns of Uttoxeter, Stafford and Burton upon Trent are all within easy commutable distance as is the Cathedral City of Lichfield. The A38, A50 and M42 road networks are also close by as is the Trent Valley train station providing access to Birmingham and London.

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

Property construction: Traditional

Parking: Off road parking and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Standard and superfast is available See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/18012024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

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Approximate total area[®]

2229.52 ft²
207.13 m²

Reduced headroom

274.72 ft²
25.52 m²

Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

Agents' Notes

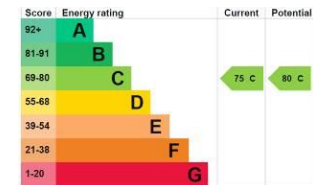
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Referral Fees

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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