

High Street

Abbots Bromley, Rugeley, WS15 3BL

John German







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Offers in excess of £560,000

This charming former Post Office has now been converted into a stunning family home situated in the heart of Abbots Bromley.

Dating back to approximately 1720 is this attractive character property nestled in the heart of Abbots Bromley's conservation area. The former village post office was bought by its current owners from John German in 2014 and since then have carefully and tastefully renovated this superb family home. Enjoying a renovated interior boasting four impressive double bedrooms, two reception rooms and an superb rear garden with secure gated off-road parking for several vehicles.

The popular and highly sought-after village of Abbots Bromley appeals to all ages with a range of amenities including a convenience store, village hall, sports clubs, pubs and restaurants. It is home to the highly regarded Richard Clarke first school and lies within the catchment area for Thomas Alleyne's High School in the nearby market town of Uttoxeter. The village is also well placed for Rugeley, Uttoxeter, Burton on Trent and Lichfield. The nearby cathedral city of Lichfield is home to the beautiful Beacon Park and its historic city centre home to a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of restaurants, bars and pubs. For commuters, Lichfield has two train stations offering services to destinations such as Birmingham, Bromsgrove and London Euston and nearby road links include the A38, A51 and M6 Toll Road.

The Old Post Office has been carefully renovated and modernised throughout retaining much of its original character and charm with improvements including new windows, new bathroom suites, a new kitchen/diner and the added benefit of being plastered and re-wired throughout.

Internally the property comprises two generously sized reception rooms, stylish refitted kitchen/dining/family area, utility, boot room, cellar and a modern ground floor shower room.

Upstairs the property boasts four double bedrooms, all serviced by a spacious family bathroom.

Outside are established south facing gardens and secure gated access leading to the off-road parking area providing ample parking for several vehicles. There is also space for create further parking by potentially adding a garage or carport (subject to obtaining relevant planning permissions).

Agents note: The property is situated within the conservation area.

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

Property construction: Brick. **Parking:** Off road.

Electricity supply: Mains. **Water supply:** Mains

Sewerage: Mains. **Heating:** Gas central heating
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband and type: 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

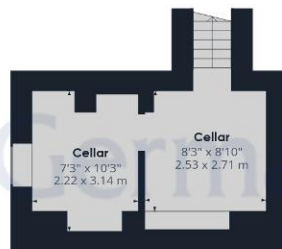
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/19022024

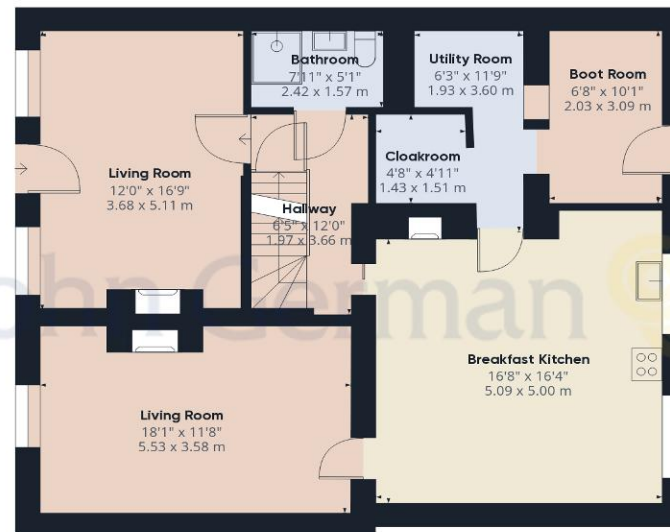
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Floor -1

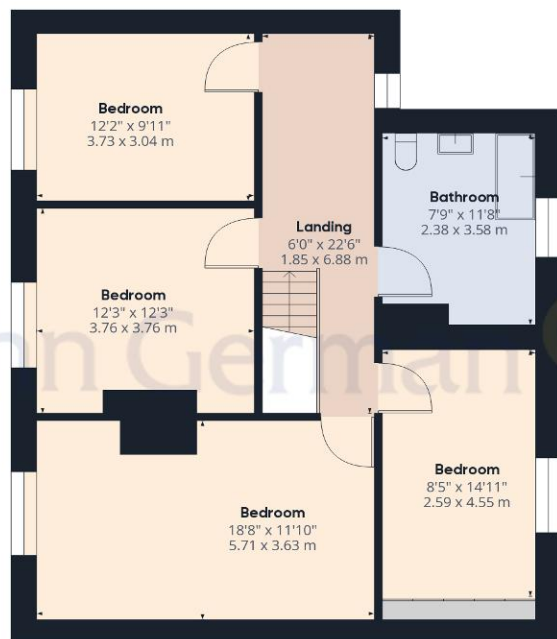


Ground Floor

Approximate total area⁽¹⁾

1990.06 ft²

184.88 m²



Floor 1

(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.

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent



