

# Hillside

Abbots Bromley, Rugeley, WS15 3DP

John German





# Hillside

Abbots Bromley, Rugeley, WS15 3DP

Offers in the region of £375,000

Beautifully presented and well appointed detached home with extended ground floor accommodation, situated in a quiet cul-de-sac within in the highly sought after and well regarded village.



Whether looking to move up or down the property ladder, an internal inspection of this impressive home is essential to appreciate its condition, ground floor space and its exact position.

Situated on the quiet cul-de-sac in the well respected and highly desirable village, within walking distance to its range of amenities including the village shop, Richard Clarke first school, public houses and restaurants, coffee rooms, several sports clubs and societies and the church.

The towns of Uttoxeter, Burton upon Trent and Stafford plus the city of Lichfield are all within easy commutable distance, as are the A38/A50/M42 road networks plus the Trent Valley railway station.

Accommodation: A composite entrance door opens to the extended hall, providing a lovely introduction to the home with stairs rising to the first floor, and doors leading to the ground floor accommodation and the fitted downstairs WC.

The well-proportioned lounge extends to the depth of the home, having focal fireplace with a living flame effect gas fire and natural light flooding in from the wide front facing window and the sliding patio doors to the rear garden.

The impressive extended dining kitchen has a range of base and eye level units with work surfaces and an inset sink unit set below one of the dual aspect windows, fitted gas hob with an extractor hood over, and integrated appliances including a washing machine and fridge freezer. A uPVC part obscured double glazed door opens to the pleasant patio and garden.

To the first floor the landing has a side facing window providing light, and a built-in airing cupboard housing the central heating boiler. Doors open to the three bedrooms, two of which can easily accommodate a double bed, and the third bedroom has a built-in wardrobe/cupboard above the over stairs bulkhead.

Finally there is the superior fitted family shower room which has a modern suite incorporating a large double shower cubicle with a mixer shower over.

Outside: To the rear a paved patio provides a lovely seating and entertaining area enjoying a degree of privacy, leading to the delightful garden which is predominantly laid to lawn with well stocked borders having brick edging, and a further seating area and gated access to the front.

To the front is a garden also laid to lawn with shaped borders.

A wide tarmac drive provides off road parking, leading to the garage which has an up and over door, power points and light.

What3Words: Awake.Tenure.Raven

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

**Property construction:** Traditional **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Gas

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

**Broadband type:** TBC

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 C

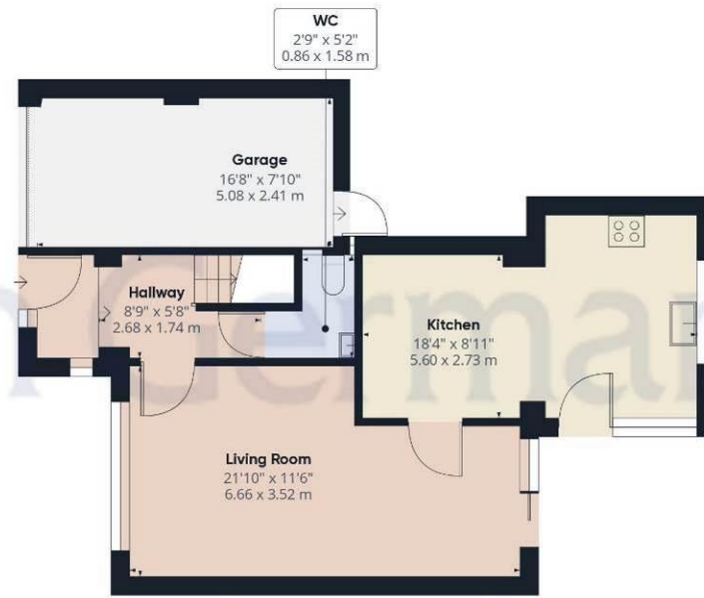
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA19022024

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 the relevant field.







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1008.85 ft<sup>2</sup>

93.73 m<sup>2</sup>

(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.

GIRAFFE360



### 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		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

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



