

Bromley Wood

Abbots Bromley, Rugeley, WS15 3AG



A traditional semi detached family home with countryside views situated on the outskirts of Abbots Bromley.

NO UPWARD CHAIN

£299,950



John German 

This traditional semi-detached family home is situated on the rural outskirts of Abbots Bromley. The popular and highly sought-after village of 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. It is also well placed for Rugeley, Burton on Trent and Lichfield with their train stations and nearby road links include the A38, A51 and M6 Toll Road. St George's Park and Hoar Cross Hall are both less than 10 minutes away and provide a full range of leisure and spa activities, as well as being large employers.

A composite entrance door opens into the porch with spotlights to the ceiling, carpeted flooring and an internal glass panel door leading into the hallway with carpeted stairs rising to the first floor landing, a wall mounted radiator and a ceiling light point.

The lounge is positioned on the front of the property and has a uPVC double glazed window to the front aspect, ceiling light point, carpeted flooring and an open fire with stone surround and a tiled hearth.

The heart of the home is the impressive open plan kitchen/diner with an extensive range of matching kitchen units with butcher's block work surfaces over, inset stainless steel sink with drainer and mixer tap over and integrated oven and ceramic hob. An opening leads into the conservatory which is currently being utilised as a dining area but also offers space for a small seating area, creating a lovely open plan feel to the room.

The utility/guest cloakroom has a window to the rear aspect, low level WC, wash hand basin, space and plumbing for a washing machine, tiled flooring and spotlights to the ceiling.

Upstairs there are two generously sized double bedrooms and one smaller single bedroom ideal as a home/office or study all of which are serviced by the modern family shower room which comprises of double walk in shower with rainfall shower attachment, low level WC, wash hand basin, spotlights to the ceiling, obscured uPVC double glazed window to the rear and a chrome heated towel rail.

Externally to the front of the property is a tarmac driveway providing off-road parking for several vehicles with an adjacent lawned garden with a variety of plants, trees and shrubs.

The rear garden is laid mainly to lawn and also benefits from a patio seating area perfect for summer entertaining in addition to a hard standing base housing a useful outbuilding. At the end of the garden there are views over the neighbouring field located behind the property.

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 **Heating:** Oil

Sewerage: A treatment plant shared with six other neighbouring properties, an annual charge is payable.

(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

Our Ref: JGA/27022024

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Ground Floor



Floor 1

John German

Approximate total area¹⁾

1040.48 ft²
96.66 m²

Reduced headroom

6.19 ft²
0.57 m²

(1) 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.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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