

Alfred Lyons Close

Abbots Bromley, Rugeley, WS15 3EY

John 
German



Alfred Lyons Close

Abbots Bromley, Rugeley, WS15 3EY

£425,000

Well presented and maintained modern style detached home with remodelled ground floor accommodation occupying a lovely plot and position on a quiet cul de sac in this highly desirable village.

Improved and enhanced by the current owners including an impressive living dining kitchen, internal inspection of this lovely home is advised whether looking to move up or down the property ladder. Occupying a pleasant plot and position on a quiet cul de sac.

Situated in this well regarded and sought after village within walking distance to its range of amenities including the Richard Clarke first school, doctors surgery, public houses and restaurants, coffee rooms, village shop, active village hall and the numerous sports and social clubs. Walks through surrounding countryside are also on the doorstep, some towards Blithfield Reservoir. The towns of Uttoxeter, Stafford, Burton upon Trent plus the city of Lichfield are all within easy commutable distance as is the Trent Valley train station and the A38/A50 and M42 road networks.

Accommodation - A traditional tiled canopy porch with a replacement composite part obscure double glazed entrance door and side lights open to the welcoming hall where stairs rise to the first floor having useful understairs storage and a lovely real wood floor that runs through the entire ground floor. Doors lead to the ground floor accommodation including the fitted downstairs WC which has a contemporary two piece suite.

The comfortable lounge extends to the full depth of the home having a focal central fireplace with open fire. Natural light is provided by the front facing window and wide French doors with side panels giving direct access to the patio and garden.

On the opposite side of the hall is the impressive open plan living dining kitchen also extending to the full depth of the property providing space for both a dining suite and soft seating and the ability to configure as you wish. There are a range of base level units and a larder cupboard with timber tops and an inset sink unit, fitted five ring gas hob with an extractor hood over, built in electric oven and microwave plus space for further appliances. Natural light comes through a front facing window and wide French doors and side panels leading to the patio and garden.

To the first floor the landing has a built in airing cupboard and loft access plus doors to the four good sized bedrooms, all having built in storage and three of which can easily accommodate a double bed. Completing the accommodation is the fitted family shower room which has a white suite incorporating a double shower cubicle with a body shower unit.

Outside - To the rear a gravelled patio and timber decking provide a pleasant seating and entertaining area with a rockery border and a garden that is predominantly laid to lawn with well stocked borders and a further elevated deck providing an additional seating area. There is built in storage beneath the decking adjacent to the property and gated access to the front.

To the front is a garden laid to lawn with shrub borders. A gravelled driveway that is double width to the roadside leads to the attached garage which has an up and over door, power points and light plus a pedestrian door to the rear.

what3 words: theory.variances.weep

Note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

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

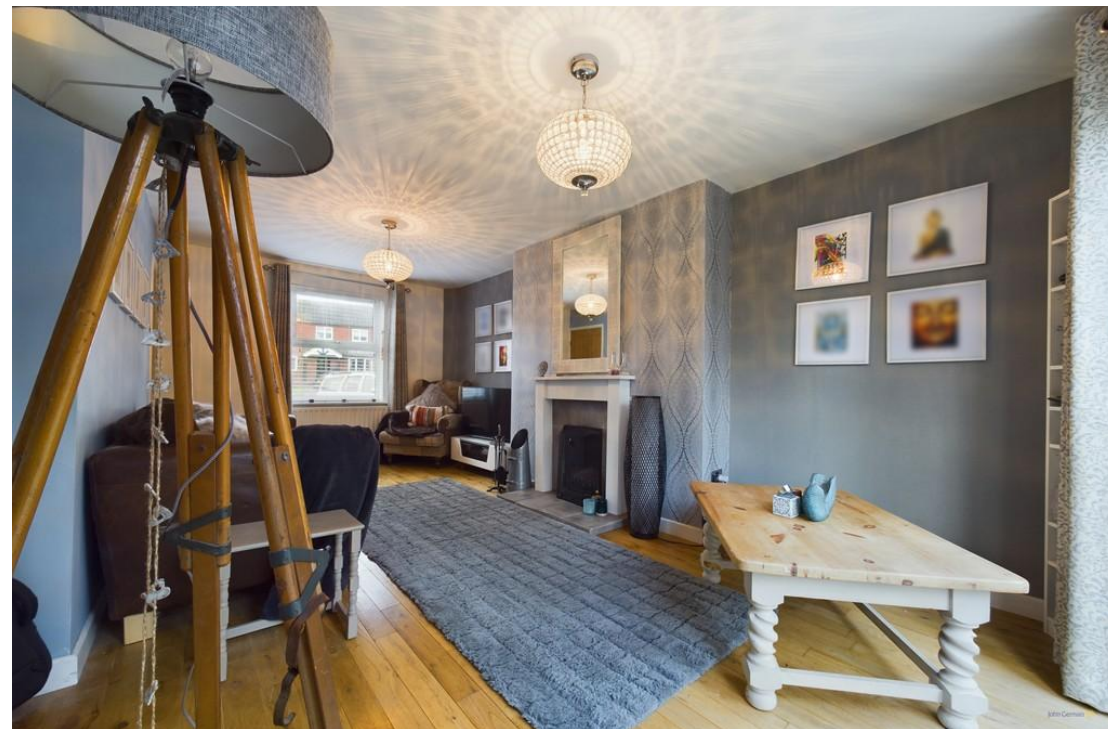
Broadband type: TBC See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

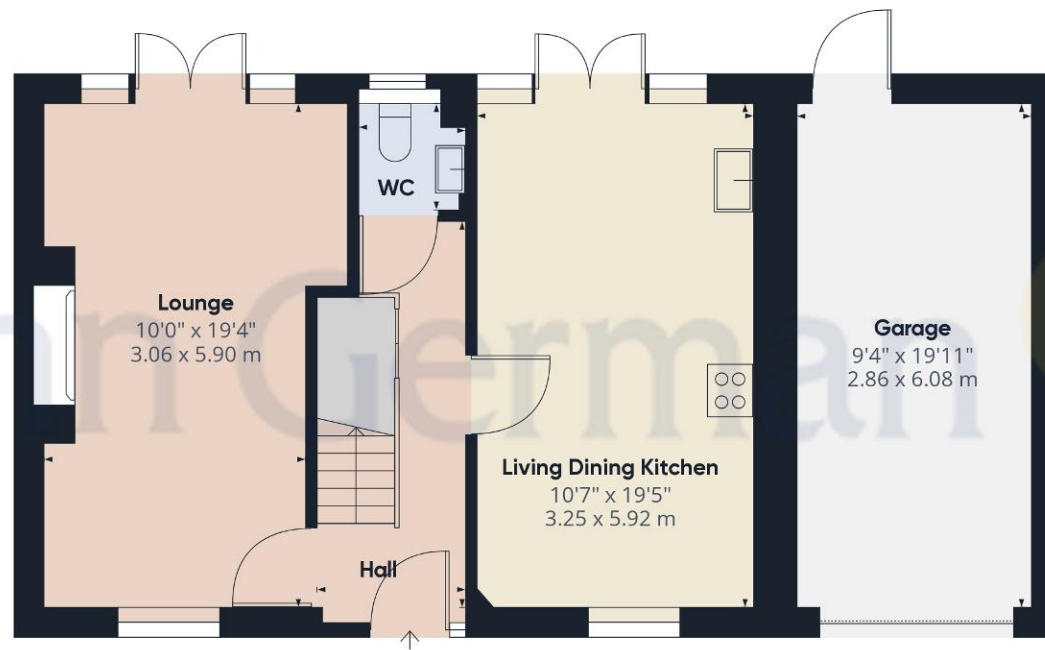
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

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

Our Ref: JGA/07032024





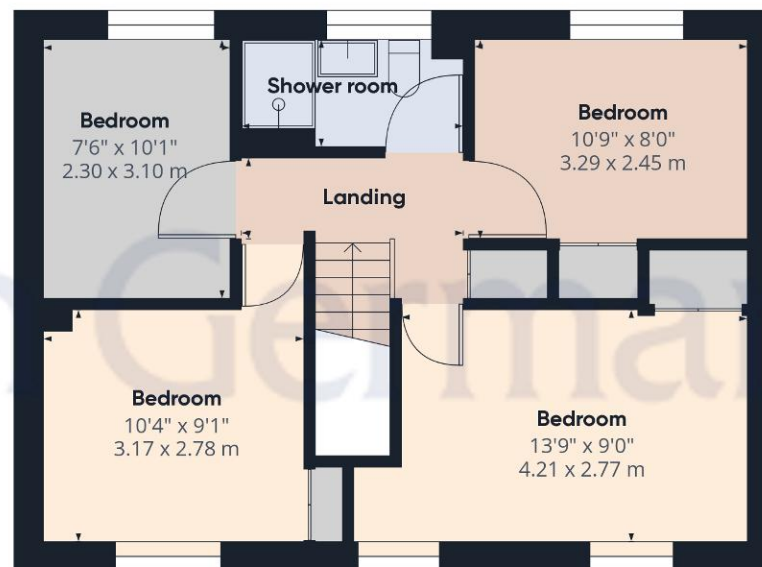


Ground Floor

Approximate total area⁽¹⁾

1200.28 ft²

111.51 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.

GIRAFFE360



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.

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 | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 65 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



