

# St. Nicholas Way

Abbots Bromley, Rugeley, WS15 3EB

John   
German





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Offers in excess of £499,950

An attractive detached family home situated within the highly desirable village of Abbots Bromley.

John German are delighted to offer to the market this beautifully presented detached family situated on St. Nicholas Way in the ever popular village of Abbots Bromley. The Staffordshire 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. For local schooling this property falls into the catchment area for The Richard Clarke First School and for secondary education its Thomas Alleyne's High School in the nearby town of Uttoxeter.

The property has a composite entrance door opening into the spacious and welcoming hallway having herringbone effect flooring, ceiling light point, window to side aspect, carpeted stairs rising to the first floor landing and doors off into the guest cloakroom, lounge and open plan Kitchen/Living/dining space. The guest cloakroom has the same beautiful herringbone effect flooring, low level WC, vanity wash hand basin, ceiling light point and window to the side aspect. The generously sized lounge has a uPVC double glazed bay window to the front aspect, carpeted flooring and a ceiling light point. The heart of the home is the impressive open plan Kitchen/Living/Dining Area complete with an extensive range of matching ash wall and base units with work surfaces over, undercabinet lighting, space for a range style cooker with extractor above, integrated dishwasher and space for a fridge/freezer, there is a separate breakfast island unit with inset sink with mixer tap over, further storage space and seating options, the open plan space flows nicely into the living/dining space with herringbone effect flooring, spotlights to the ceiling, two Velux skylights and bi-folding doors opening out to the rear garden. A door leads from the living space into the useful utility/office space, having a range of fitted wall and base gloss white units with work surfaces over, with an inset sink with mixer tap over and drainer. Space and plumbing for a washing machine and additional further appliance space, there are spotlights to the ceiling, a uPVC double glazed window to rear aspect, and a door leading into the garage with power, lighting and an up and over door.

First floor landing is approached from stairs in hallway, having ceiling light point and airing cupboard with shelving. Upstairs there are four bedrooms, three generous doubles and one smaller single all of which benefit from fitted wardrobe and a modern family bathroom with separate WC.

The front of the property is a lawned front garden with borders. A tarmac driveway providing off-road parking for 2/3 vehicles and in turn leading to Garage with up and over door. The enclosed rear garden is mainly laid to lawn with flower borders, paved patio and outside tap.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

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

**Sewerage:** Mains **Heating:** Mains 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 E

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

**Our Ref:** JGA27082024

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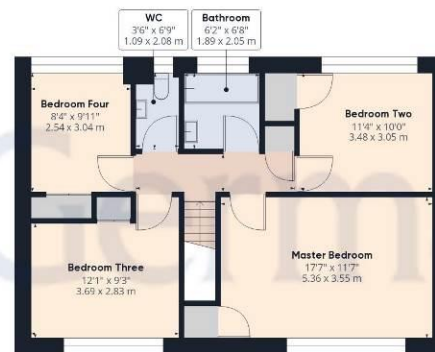


Ground Floor

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

1834.06 ft<sup>2</sup>

170.39 m<sup>2</sup>



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.

Calculations are based on RICS IPMS 3C standard.

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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		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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