

Coach House Mews

Admaston, Rugeley, WS15 3NL

John
German



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£375,000

An attractive characterful Grade II listed property
nestled within a prestigious courtyard
development within Admaston.



John German are delighted to offer to the market this attractive Grade II listed property full of character and charm and occupying a delightful position within a courtyard development close to Blithfield Hall, nestled deep in the Staffordshire Countryside. The desirable hamlet of Admaston is located just a few minutes away from Blithfield Reservoir where you can walk all around the reservoir taking in some superb countryside views and the South Staffs Water owned site offers three walks of different lengths through a wild flower meadow, ancient natural woodland and the reservoir shoreline. Just a short drive away is the village of Abbots Bromley, home to a range of amenities including a village shop, butchers and a choice of country pubs. Further amenities can be found in the nearby towns of Rugeley and Uttoxeter and for commuter's road links include the A50, M6 and M42. There are regular rail services to London from Rugeley, Trent Valley and Lichfield. For schooling, the catchment areas include St. Mary's COE Primary School in Colton and Hart High School in Rugeley. There are nearby leisure facilities including fishing, golf and much more at Blithfield Reservoir, Manor Golf Club, Brocton Golf Club and Lichfield Golf and Country Club.

Stable Cottage occupies a lovely position within the courtyard development and is approached via an attractive entrance door opening into the welcoming hallway with tiled flooring, various wall light points, window to front aspect fitted with plantation style shutters, electric panel heater, useful understairs storage cupboard and carpeted stairs rising to the first floor landing. There are doors leading off into the kitchen, guest cloakroom and two reception rooms. The guest cloakroom comprises WC, wash hand basin with tiled splashback, tiled flooring, heated towel rail and large storage cupboard. The heart of the home is the warm and inviting living room with a cosy corner log burning stove, windows to the side and rear aspects fitted with plantation style shutters, engineered oak flooring, various wall light points and exposed timber beam to the ceiling. The second living room is a versatile space currently being used as a dining room but could be used as a child's playroom or home office and has the same beautiful oak engineered flooring and window to the rear aspect fitted with plantation style shutters. The farmhouse style kitchen is fitted with a range of matching solid wood wall and base units with granite worksurfaces over, Belfast sink and space for various freestanding kitchen appliances, there is a tiled flooring and splashbacks, various ceiling light points and a window to the rear aspect fitted with plantation style shutters.

Upstairs on the first floor landing there are doors off into the three bedrooms and family bathroom. The master bedroom is a generously sized double bedroom with carpeted flooring, various wall light points, fitted wardrobes and a re-fitted luxury en-suite shower room. Bedroom two is a further double bedroom and bedroom three is fitted with a range of fitted cupboards. The recently re-fitted family bathroom comprises bath with tiled surround, low level WC, wash hand basin and double shower unit with rainfall shower.

The property is located within the estate of Blithfield Hall and is a Grade II listed cottage in a communal courtyard setting. There is a double garage in the rear garage block with twin electric up and over doors, electricity and power points. The garage ceiling is a mezzanine and has been boarded to provide an storage area. In addition, there is an option for the exclusive use of a private lawned garden plot for a nominal annual fee of £100 per year. This is fully enclosed with a lawn and well stocked borders.

Agents notes: The property is Grade II listed. There is no gas to the property.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 999-year lease commenced on 28th September 1984. Service Charge - £571.28 per annum

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

Property construction: Standard. **Parking:** One allocated parking space & double garage.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Electric.

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

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

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

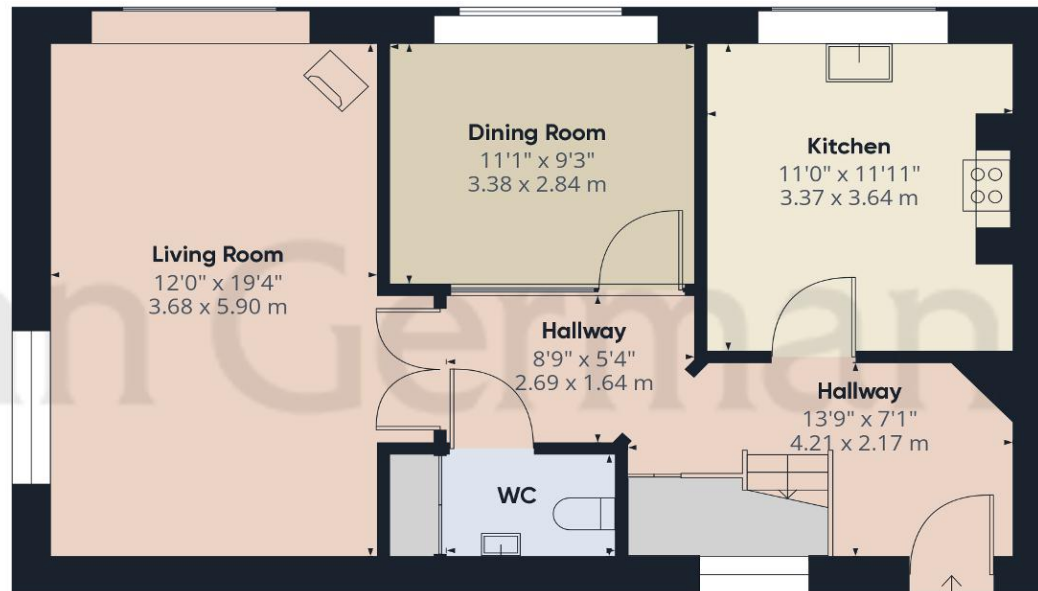
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band F

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

Our Ref: JGA/22102024





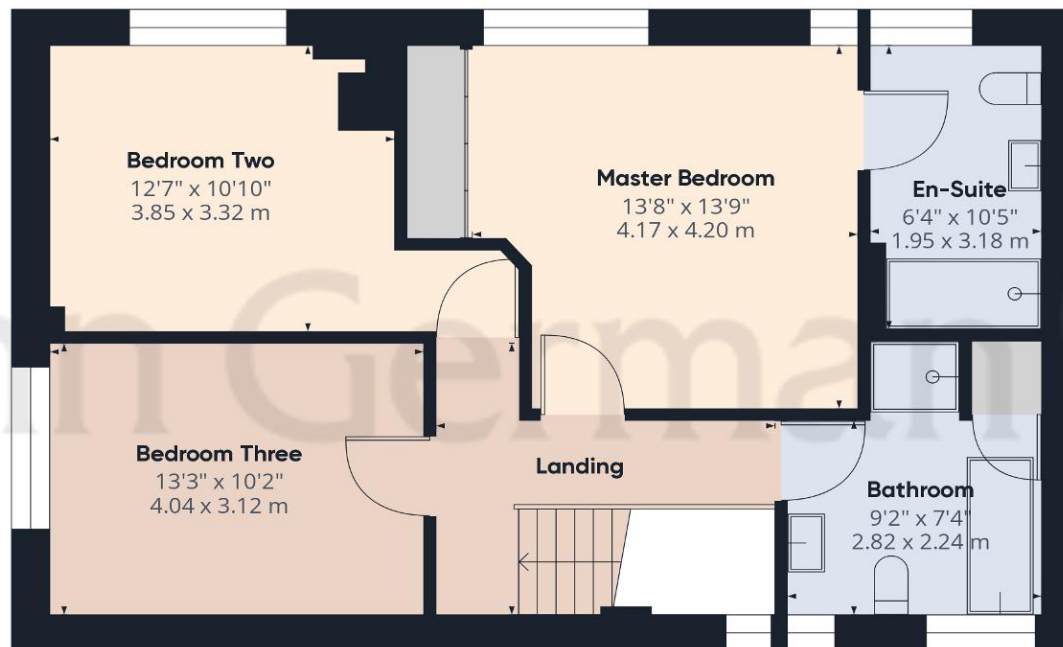


Ground Floor

Approximate total area⁽¹⁾

1355.17 ft²

125.9 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.

Calculations are based on RICS IPMS 3C standard.

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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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 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



