

# Salter Grange

Abbots Bromley, WS15 3DZ

John German









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£469,000

Attractive deceptively spacious modern detached bungalow with extremely well presented, immaculately maintained and improved good sized accommodation, occupying a delightful position at the head of the cul-de-sac enjoying a degree of privacy.





Whether looking to move up or down the property ladder, for a family home or a single storey residence, internal inspection of this highly impressive home is essential to appreciate its room dimensions and layout including an excellent dining kitchen, condition, garden and its exact position.

Situated at the head of the sought after cul-de-sac enjoying a pleasant outlook to the front and an enclosed garden enjoying a degree of privacy, within the highly regarded and desirable village. Abbots Bromley provides a good range of amenities including a doctors surgery, first school, public houses and restaurants, coffee houses, village hall, church and numerous sports and social clubs, plus walks through the surrounding countryside. The towns of Uttoxeter, Stafford, Burton upon Trent and Rugeley, plus the cathedral city of Lichfield are all within easy commutable distance as is the Trent Valley train station and road networks.

Accommodation: A uPVC part obscured double glazed entrance door opens to the welcoming hall, providing a lovely introduction to the home with a feature tiled floor, built-in storage, loft access and doors to the spacious accommodation. The comfortably sized lounge has a focal chimney breast with a cast log burner and timber mantle, feature timber floor and wide uPVC double glazed French doors providing a view of the garden and direct access to the patio. Quality bi-folding doors open to the extremely impressive open plan dining kitchen which also has wide uPVC double glazed French doors opening to the patio and garden, providing a lovely flow to both the internal accommodation and the outside entertaining space. There is an extensive range of oak units with granite worktops, and an inset sink unit set below the window and three double glazed skylights which provide natural light. There is space for a gas range stove with an extractor hood over, plumbing for a washing machine, additional appliance space and a door that returns to the hallway.

There are three good size bedrooms, two of which can easily accommodate a double bed with a front facing master having a walk-in bay window enjoying a pleasant outlook, and the benefit of a fitted ensuite shower room. Bedroom two benefits from a built-in double wardrobe.

Completing the accommodation is the superior family bathroom, having a white contemporary suite incorporating a panelled bath with an electric shower and fitted glazed screen above, and a window providing natural light.

Outside, a paved patio wraps around the property, with steps leading to the good sized garden which is mainly laid to lawn enjoying a good degree of privacy, with well stocked shrub borders, an additional decked seating area and space for a summer house/shed, and a useful timber built shed and enclosure.

To the front there is a small low maintenance garden. A right of access over the neighbouring driveway leads to the property's tarmac double width drive and turning point providing parking and to the attached garage which has an electric up and over door, power and light and a personal door to the garden.

What3Words: code.bookmark.mailings

Agents note: There are covenants appertaining to this property. A copy of the land registry is available to view upon request.

**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:** 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:** JGA11112024

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**Approximate total area<sup>(1)</sup>**  
1156.16 ft<sup>2</sup>  
107.41 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.

Calculations are based on RICS IPMS 3C standard.





### 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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