

Swan Lane

Abbots Bromley, Rugeley, WS15 3BX



Well maintained traditional semi detached home providing generously sized accommodation, occupying a quiet cul de sac position backing onto open fields towards the edge of this highly regarded village.

NO UPWARD CHAIN

£289,995

John German 

For sale with no upwards chain, whether looking for your first property or a home move up or down the property ladder, viewing of this delightful home is essential to appreciate its size, condition and most notably its exact position towards the head of a cul de sac enjoying magnificent far reaching rear views over surrounding fields and countryside.

Situated on the edge of the highly regarded and desirable village in walking distance to its range of amenities including the Richard Clarke First School, public houses and restaurants, coffee rooms, doctors surgery, village shop and numerous sports and social clubs. Several walks through surrounding countryside are also on the doorstep. The towns of Uttoxeter, Stafford, Rugeley and Burton upon Trent as well as the Cathedral city of Lichfield are all within easy commutable distance as is the Trent Valley train station and the A38/A50 road networks.

Accommodation - An enclosed porch with a uPVC part obscure double glazed entrance door opens to the hall where there is a built in cloaks cupboard and stairs rising to the first floor. The well proportioned lounge has a wide front facing window providing ample natural light and a focal chimney breast with a feature coal effect gas fire. An arch leads to the dining room which has wide uPVC double glazed French doors that take full advantage of the magnificent far reaching view and provides direct access to the patio.

The impressive fitted kitchen has a range of base and eye level units with work surfaces and an inset sink unit set below the window enjoying a fabulous view, a fitted electric hob with an extractor hood over, a built in double electric oven and an integrated dishwasher plus a uPVC part obscure double glazed door to the side. Off the kitchen is a useful under stairs recess leading to the fitted utility area which has matching units and a worktop plus space for appliances.

To the first floor the landing has a built in airing cupboard and a side facing window providing natural light. Doors lead to the three good sized bedrooms, two of which can easily accommodate a double bed.

Completing the accommodation is the fitted family shower room having a modern white suite incorporating a large double shower cubicle with an electric shower over, illuminated mirror and dual aspect windows.

Outside - To the rear a paved patio leads to the enclosed garden which enjoys a good degree of privacy being mainly laid to lawn with borders. A further seating area at the top of the garden taking full advantage of the countryside views, with space for a shed. Gated access to the front where there is a double width driveway providing off road parking.

what3words: brisk.bound animator

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: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

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

Broadband type:

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

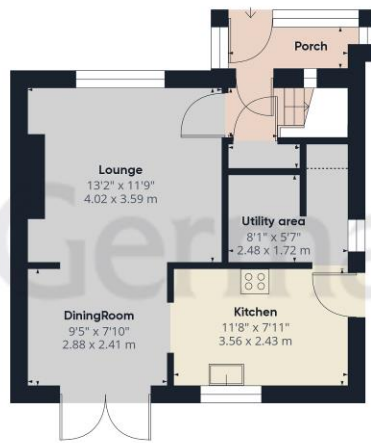
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/18122024

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Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾

826.55 ft²
76.79 m²

Reduced headroom

4.81 ft²
0.45 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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Loughborough | Stafford | Uttoxeter

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