



9 Needwood Grange, Abbots Bromley

Staffordshire WS15 3AU

Downes & Daughters
ESTATE AGENCY

9 Needwood Grange, Abbots Bromley
Staffordshire WS15 3AU
£285,000

A well presented four bedroom detached family home in a desirable, rural fringe, position in this popular Staffordshire village. Offering bright and spacious accommodation over two floors with the ground floor comprising: entrance hallway, bathroom, living/dining room and a kitchen diner. The first floor boasts a spacious landing, four bedrooms and a bathroom.

Externally the property benefits from a good size rear garden lavishly stocked with a wide variety of established plants, neat fore garden, off street parking and a single garage.

Entrance Hallway

Accessed via upvc front door with inset double glazed stained glass leaded windows and two upvc opaque windows to either side. Ceiling light point, loft access, stairs rising to first floor landing, fitted door mat, central heating radiator and door opening to:

Downstairs Bathroom

This has a modern white suite comprising a panelled bath with shower over and tiled splashbacks, pedestal wash basin and low level dual flush wc. There is an opaque upvc double glazed window to the side aspect, recessed low voltage lighting, extractor fan, central heating radiator and vinyl flooring.

Living Room

This a bright double aspect room with upvc double glazed window to the front aspect and upvc sliding patio doors giving access to the rear garden. Three ceiling light points, three central heating radiators, TV aerial point and telephone point. Door opening to the kitchen diner.

Kitchen Diner

This has a selection of shaker style wall and floor units with roll top work surface incorporating single bowl sink and drainer unit and space for free standing cooker with extractor over, free standing fridge freezer and plumbing for washing machine and dish washer. There is a upvc double glazed window to the rear aspect and upvc double glazed french doors giving access to the rear garden, a good sized dining area, central heating radiator, vinyl flooring, recessed low voltage lighting and a ceiling light point.





FIRST FLOOR

Landing

A spacious landing with loft access, central heating radiator, ceiling light point, and doors opening to:

Bedroom One

A upvc double glazed window to the front aspect with elevated views, ceiling and wall light points, fitted wardrobe, central heating radiator.

Bedroom Two

A upvc double glazed window to the rear aspect, fitted wardrobe central heating radiator, ceiling light point.

Bedroom Three

A double aspect room with upvc double glazed windows to the front and rear aspects, ceiling light point, loft access and a central heating radiator.

Bedroom Four

Upvc double glazed window to the front aspect, central heating radiator and a ceiling light point.

Bathroom

A modern white suite comprising a panelled bath with shower over, low level dual flush wc and a wash basin sitting on a high gloss vanity storage unit. An opaque upvc double glazed window to the rear aspect, airing cupboard, central heating radiator, vinyl flooring and recessed low voltage lighting and tiled splashbacks.

OUTSIDE

Fore

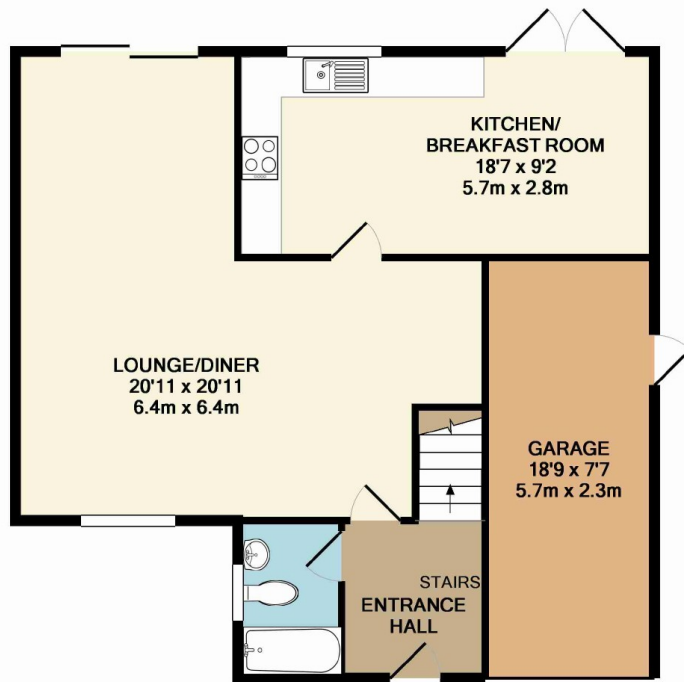
A pretty lawned garden with established borders, off street parking for two cars and gated access to the rear.

Garage

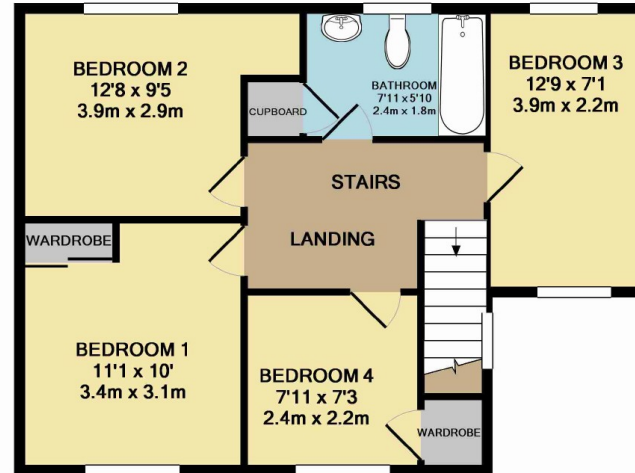
Up and over door to the front aspect, power and lighting.

Rear

There is a patio seating area, a post and rail fence and gated access to the main lawned garden with gravel pathway, raised flower beds, a well stocked herbaceous border with a selection of established trees, shrubs and flowering plants, two greenhouses, gated access to the side and fenced boundaries. Also external lighting and cold water tap.



GROUND FLOOR
APPROX. FLOOR
AREA 726 SQ.FT.
(67.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 518 SQ.FT.
(48.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1244 SQ.FT. (115.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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EPC Rating
Current: 59 Potential: 78



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