

School Lane



Admaston, Rugeley, Staffordshire, WS15 3NH



A delightful end terrace cottage with an abundance of character, charm and retained features, occupying a pleasant plot extending to approximately 0.4 of an acre.

Briefly comprising; Porch, Living Room, Dining Room, Fitted Breakfast Kitchen, Garden Room, Two Conservatories and Ground floor Shower Room. Two double Bedrooms and En-Suite Shower Room.

EPC Rating: D

Guide Price: £275,000
'Part-Exchange Considered'

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Distinctly

John German



Situated in the extremely attractive and popular hamlet of Admaston the property enjoys a peaceful position on the rural outskirts of the picturesque village of Abbots Bromley, easy access to the towns of Uttoxeter, Burton-On-Trent, Stafford and Rugeley, plus the city of Lichfield.

Retaining a wealth of character including beamed ceilings and fireplaces, the property offers adaptable accommodation which is extremely spacious to the ground floor plus cottage gardens and off road parking.

The Accommodation

Glazed doors lead to the **entrance porch** having a part glazed door to the delightful **dining room** which has a focal living flame effect gas fire with marble effect insert and hearth plus original built in storage cupboard, heavily beamed ceiling and windows to both the front and side elevations.

A door leads to the **inner lobby** which has a useful understairs cupboard and arch to the generous **living room** which has an inset log burner in the fireplace, beamed ceiling and windows to the rear and side conservatory plus a further door to the conservatory.

The fitted **breakfast kitchen** has a range of base and eye level units with fitted work surfaces and inset stainless steel one and a half bowl sink unit with mixer tap and tiled splashbacks. There is a fitted stainless steel five ring gas hob with a matching splashback and extractor hood over and a built in double electric oven. Additionally there is further appliance space, two rear facing windows and a feature tiled floor plus a door leading to the side conservatory. This good sized brick and UPVC double glazed **conservatory** has plumbing for a washing machine plus additional appliance space,

door to the front elevation and a further door to the rear hall. Having UPVC double glazed doors to both side elevations, the rear **hall** leads to the **garden room** which has a focal fireplace plus a UPVC double glazed window to the side and doors to the additional UPVC double glazed construction **conservatory** and **ground floor shower room**.

To the first floor the landing leads to the **two double bedrooms**. The front bedroom has a built in storage cupboard and windows to the both the front and side elevations, plus a feature cast fireplace with quarry tiled hearth. The double bedroom to the rear has a side facing window and door to the **en-suite shower room** which has a suite comprising fitted close coupled w/c, wash hand basin with cupboard under and walk-in double shower cubicle. There are both fitted and built-in cupboards plus a period style towel rail with incorporated radiator, window to the side and further nosey parker bay window to the rear.

Outside

Having cottage style generous gardens extending to three sides in need of some cultivation containing a large variety of shrubs, plants and trees with ponds and a useful brick built outhouse, enjoying a good degree of privacy.

To the front iron double gates lead to off road parking for two cars.

Directions

Proceed out of Uttoxeter along the A518 Stafford Road and take the left hand turning onto the B5013 towards Abbots Bromley / Rugeley. After a distance and before reaching the village of Abbots Bromley take the right hand turning signposted Rugeley to continue along the B5013. Continue over Blithfield Reservoir and take the second right hand turning, immediately take the left hand turning into School Lane and follow this road around to the right where the property can be found on the right hand side as identified by our for sale board.







Tenure
 Freehold (Purchasers are recommended to satisfy themselves as to tenure via their legal representative).

Services
 Mains water / drainage / electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Local Authority
www.eaststaffsbc.gov.uk
www.south-derbys.gov.uk

Useful Websites
www.environment-agency.co.uk
www.eaststaffsbc.gov.uk/planning
www.south-derbys.gov.uk/planning

JGA/051016
 MS/DAL/S0228

EPC RATING: D

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.

Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.

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