

Marcia Rice Court

Abbots Bromley, Staffordshire, WS15 3BL



A deceptively spacious semi-detached bungalow with extremely well maintained and immaculately presented accommodation. The property occupies a truly delightful private cul-de-sac position and enjoys a good degree of privacy, within the highly desirable village of Abbots Bromley.

£279,995

John German

Situated in the heart of the picturesque village of Abbots Bromley, this well-proportioned two-bedroom semi-detached bungalow is within walking distance to the village amenities. Occupying an extremely pleasant and quiet plot, the property enjoys a good degree of privacy and has been extremely well looked after by the current owners having a modern kitchen, shower room, gas central heating and UPVC double glazing. Viewing and early consideration is highly recommended to appreciate the size and position on offer.

Accommodation;

A side entrance door opens into a reception hallway having a built-in cloaks cupboard, an airing cupboard housing the hot water cylinder and doors leading off to the well-proportioned accommodation.

The spacious lounge has a focal living flame effect gas fire with brick surround and a wide bow window to the front. Glazed double doors lead from the lounge into a separate dining room which in turn gives access to a brick and UPVC double glazed conservatory with French doors to the rear garden. A highlight of this delightful home is the modern breakfast kitchen having a range of units with fitted work surfaces and a breakfast bar. There are numerous integrated appliances including; a gas hob, double electric oven, fridge, freezer and a dishwasher, together with plumbing for a washing machine.

Completing the accommodation there are two double bedrooms each with built-in wardrobes and a fitted shower room having a three-piece suite in white.

Outside, to the rear a paved patio leads to the garden which is predominately laid to lawn having well stocked beds and borders enjoying a good degree of privacy. The garden extends to the side elevations and gives access to two useful brick stores, one of which houses the wall mounted gas fired central heating boiler.

To the front, shared access leads to off road parking and the double garage which has an electronically operated up and over door.

Tenure; Freehold (purchasers are advised to satisfy themselves as to the 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.

Useful Websites

www.environment-agency.co.uk

www.eaststaffsbc.gov.uk/planning

Ref: JGA/190717



TOTAL APPROX. FLOOR AREA 1185 SQ.FT. (110.1 SQ.M.)

Floor Plan Clause

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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Agents' Notes

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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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