





Bagots View

Abbots Bromley, Staffordshire, WS15 3BU

£350,000

This beautifully presented family home is situated
in a quiet cul de sac within the popular village of
Abbots Bromley.



The popular and sought-after village of Abbots Bromley appeals to all ages with a range of village amenities including a convenience store, Wilson's Butchers, village hall, sports clubs and a range of local pubs and restaurants. Also in the village is the highly regarded Richard Clarke First School and the property is in catchment area for Thomas Alleynes High School in the nearby market town of Uttoxeter. The village is well positioned for the nearby towns of Rugeley, Uttoxeter, Lichfield and Burton on Trent.

Accommodation

An entrance porch provides a useful space to store shoes and coats with the main door opening into the reception hall where stairs rise to the first floor and a door leads off to a guest cloakroom fitted with a two-piece suite.

To the front is a spacious lounge/dining room with an electric fire and a set of sliding French doors opening to the conservatory that in turn has doors out to the garden.

Off the dining room a door opens to the kitchen fitted with a range of base and wall units, electric cooker, breakfast bar, sink with drainer and a separate pantry. A door leads to a side passageway that gives access to both the front and rear of the property plus access to the garage.

On the first floor are three bedrooms, two of which are double sized rooms, the master has built-in wardrobes while bedroom three is a well-proportioned room that could be utilised as a home office if needed.

A spacious family bathroom has a suite comprising low level WC, wash hand basin with storage below, white panelled bath plus a separate shower cubicle.

Outside

To the front is a block paved driveway providing parking for two/three vehicles and a beautiful lawned garden with display borders packed with an abundance of plants. A covered carport area leads to the garage with an up and over door and side door opening to the passageway.

To the rear is a very well-presented private garden with landscaped lawned area, a brick built barbecue and borders filled with plants and shrubs.

Note: A new boiler was installed in 2019 with an 8-year guarantee.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

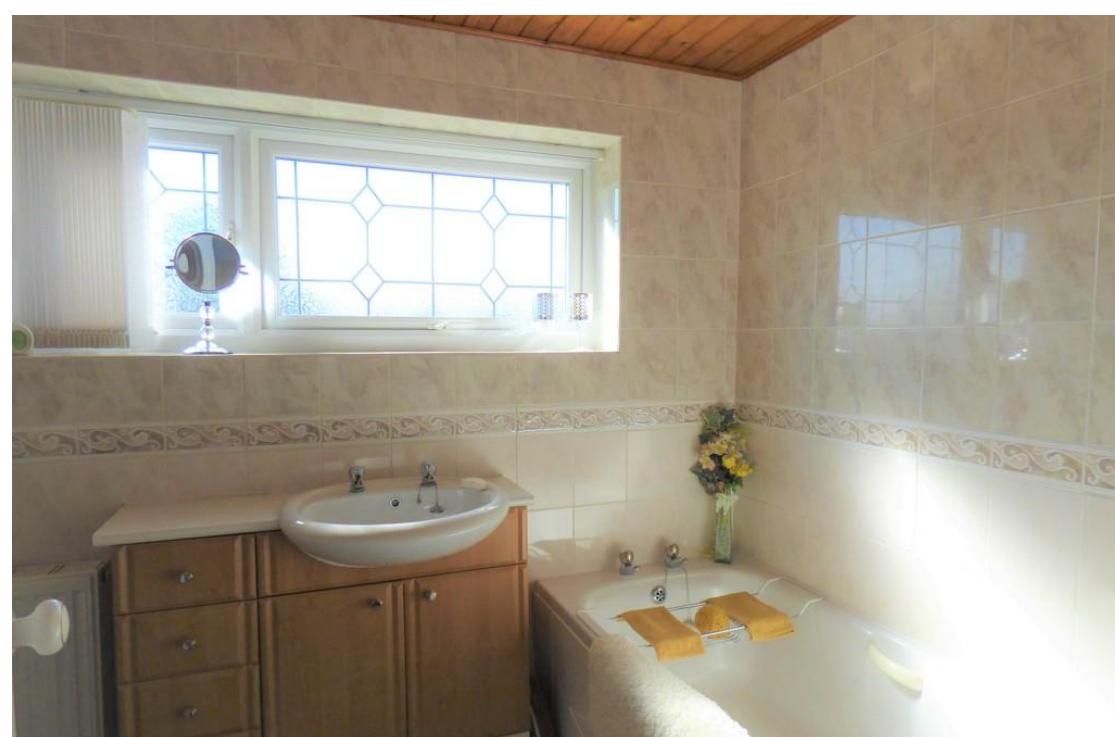
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk www.eaststaffsbc.gov.uk

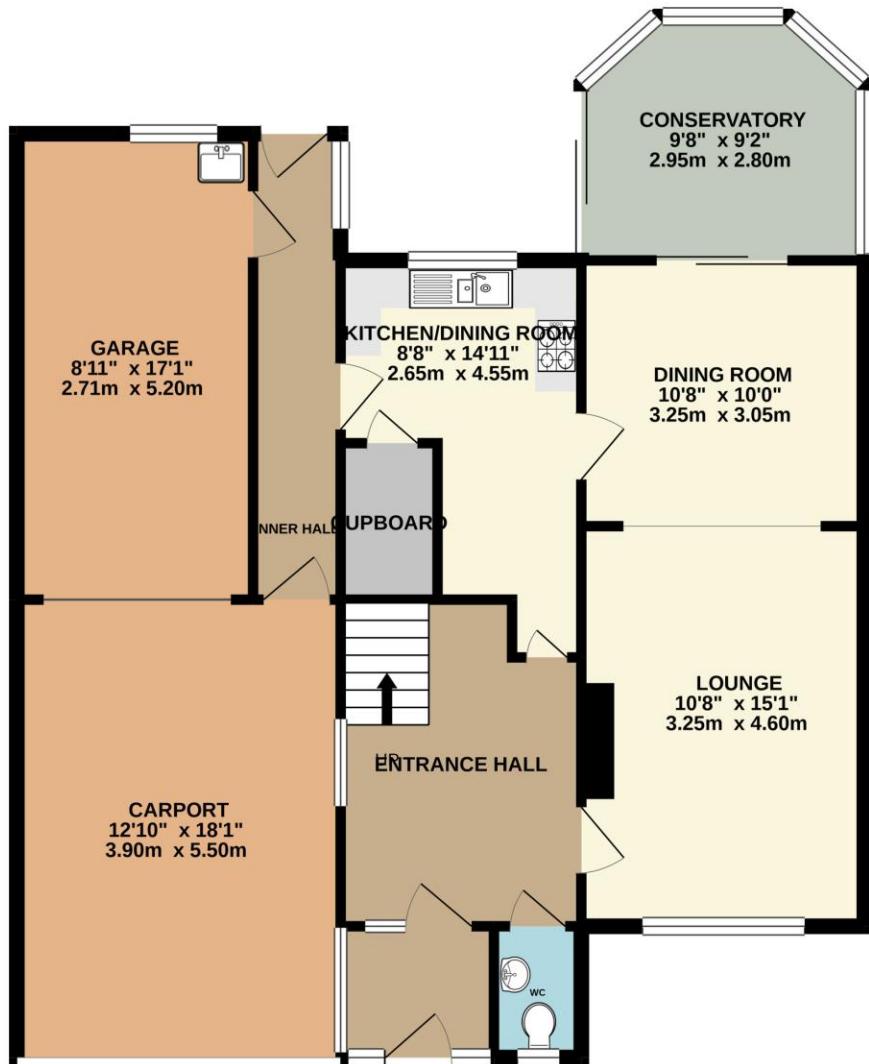
Our Ref: JGA/28092020

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





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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

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 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.

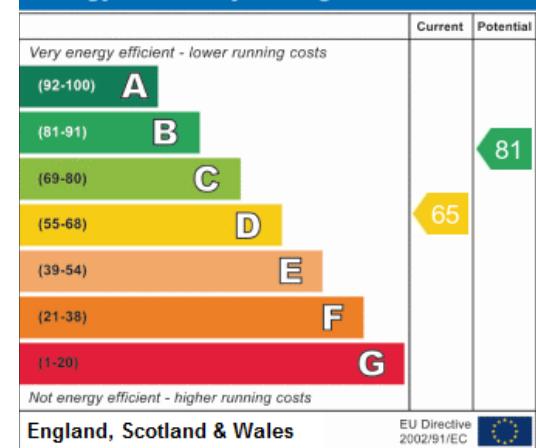
Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Energy Efficiency Rating



John German

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