

Bagot Street

Abbots Bromley, Rugeley, WS15 3DA

John German





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£350,000

A superbly presented and charming cottage situated in the highly desirable village of Abbots Bromley.



The popular and highly sought-after Staffordshire village of Abbots Bromley appeals to all ages with a range of amenities including a convenience store, village hall, sports clubs, pubs and restaurants. It is home to the highly regarded Richard Clarke first school and lies within the catchment area for Thomas Alleyne's High School in the nearby market town of Uttoxeter. The village is also well placed for Rugeley, Uttoxeter, Burton on Trent and Lichfield. The nearby cathedral city of Lichfield is home to the beautiful Beacon Park and its historic city centre home to a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of restaurants, bars and pubs. For commuters, Lichfield has two train stations offering services to destinations such as Birmingham, Bromsgrove and London Euston and nearby road links include the A38, A51 and M6 Toll Road. For local schooling this property falls into the catchment area for The Richard Clarke First School and for secondary education its Thomas Alleyne's High School in the nearby town of Uttoxeter.

An extended and vastly improved cottage spanning just under 1,300 square feet and is located within the popular village of Abbots Bromley. The property is situated on a generous corner plot, with large side garden and enclosed rear garden.

Internally the property comprises entrance door opening into the welcoming hallway with wooden effect flooring, carpeted stairs rising to the first floor landing and a door leading into the living room. The cosy living room has a chimney breast housing the log burning fire, windows to the front and side aspect, useful fitted storage cupboard next to the fire, spotlights to the ceiling, wooden effect flooring and doors off into the kitchen/diner and the useful under stairs storage cupboard.

The generously sized kitchen/diner is fitted with a generous range of matching wall and base units with laminate worksurfaces, tiled splashbacks, inset stainless steel sink with drainer and mixer tap over, and space for various freestanding kitchen appliances. There is a window and door to the rear aspect leading out to the rear garden and double doors leading into the dining room which is a superb second reception room with additional utility area and guest cloakroom.

Upstairs there are four generously proportioned bedrooms - three doubles and one smaller single bedroom currently used as a home/office along with the family bathroom. The superb master bedroom is very generous in size and comes with its own en-suite shower room.

Outside to the rear of the property is an enclosed rear garden with large block paved patio seating area, lawned garden and a gate to the rear of the property which leads to the garage.

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

Property construction: Brick. **Parking:** Garage.

Electricity supply: Mains. **Water supply:** Mains.

Sewerage: Mains. **Heating:** Gas.

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

Broadband and type: Fibre - 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 D

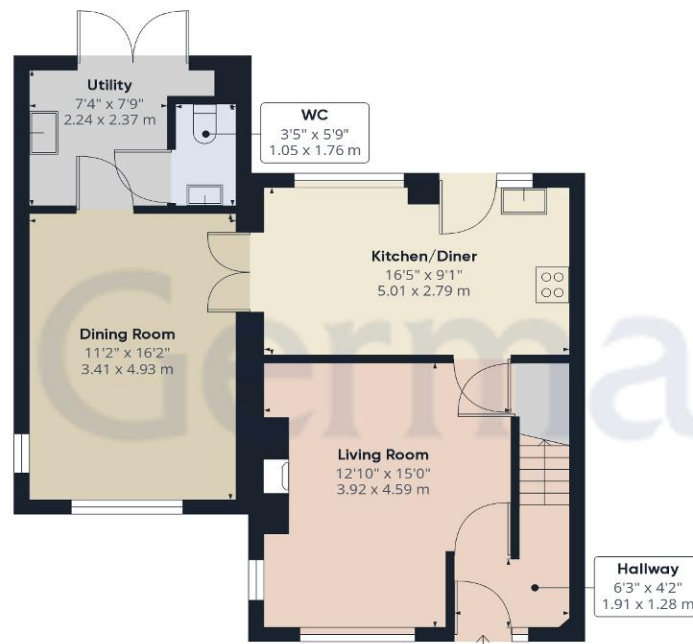
Useful Websites: www.gov.uk/government/organisations/environment-agency

www.eaststaffsbc.gov.uk

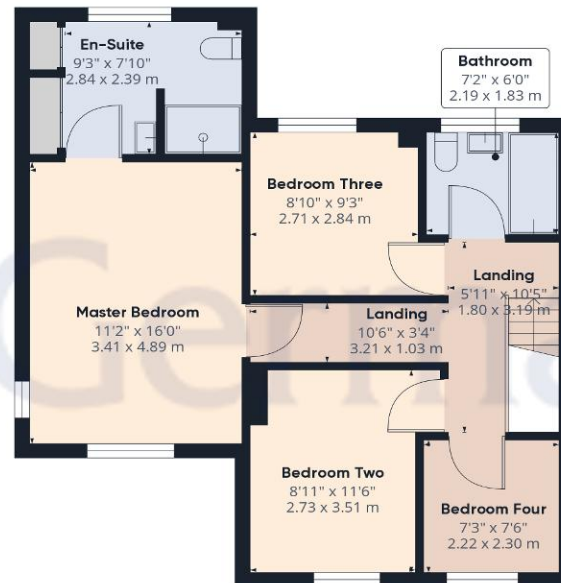
Our Ref: JGA/05042024







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1296.07 ft²

120.41 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 73 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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