

The Old Rectory

Admaston, Rugeley, WS15 3NL

John 
German





Paris, The Old Rectory

Admaston, Rugeley, WS15 3NL

£400,000

A luxury first floor apartment situated within a former Rectory, set within the desirable hamlet of Admaston. The property offers a wealth of character throughout and is placed within attractive communal gardens.



This stunning apartment forms part of The Old Rectory which is located within the desirable hamlet of Admaston. Next to the entrance of the development is a public footpath that allows for walks across farmland, past the Blithfield Hall gardens and across to Admaston village. Located just a few minutes away is a public carpark where you can walk all around the reservoir, the South Staffs Water owned site offers three walks of different lengths through a wildflower meadow, ancient natural woodland and the reservoir shoreline. Just a short drive away is the village of Abbots Bromley, home to a range of amenities including a village shop and a choice of country pubs. Further amenities can be found in the nearby towns of Rugeley and Uttoxeter and road links include the A50, M6 and M42. There are regular rail services to London from Rugeley, Trent Valley and Lichfield. For schooling the catchment areas include St. Mary's COE Primary School in Colton and Hart High School in Rugeley. There are nearby leisure facilities including fishing and Blithfield Reservoir, Manor Golf Club, Brocton Golf Club and Lichfield Golf and Country Club.

Paris is a beautifully kept two/three-bedroom apartment located on the first floor which offers an impressive floor area of over 1600 sq. ft.

A wooden entrance door with stained glass windows leads into the apartment's entrance hall with two useful storage cupboards and a further door to the dining hall.

The welcoming and impressive dining hall has doors leading off to the two bedrooms, study, breakfast kitchen, family bathroom and drawing/living room.

The delightful breakfast kitchen is fitted with an extensive range of wall and base units with granite worktops, Belfast sink, Rangemaster style cooker, integrated dishwasher, tiled flooring, spotlights to the ceiling and much more.

The two large bedrooms both have fitted wardrobes and en-suites, one of which has a Jack and Jill approach. The third bedroom is a good size and is currently being used as a study.

The most impressive room of all is the stunning drawing/living room which has a feature fireplace surround and three large double glazed sash windows with window seats to the rear, offering wonderful uninterrupted views of farmland and surrounding countryside towards Cannock Chase.

Outside, the property is accessed via a private driveway which is to the right of Blithfield Church. The apartment benefits from three parking spaces, two of which are directly in front of the double garage and a third outside the front of the property. The double garage has electric up and over doors providing excellent storage space, power and plumbed water. Further to the double garage, the apartment comes with additional private storage space within the cellar below the property.

There are beautifully kept communal gardens and a further private lawn garden, a great spot to sit back and admire the surrounding views.

Agent Note: The property is in a conservation area. There is a private driveway.

Tenure: Leasehold: 999 year lease commencing 13th July 1993. £75 ground rent per annum. £1643 service charge.

Management company: Hadrian Properties. (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

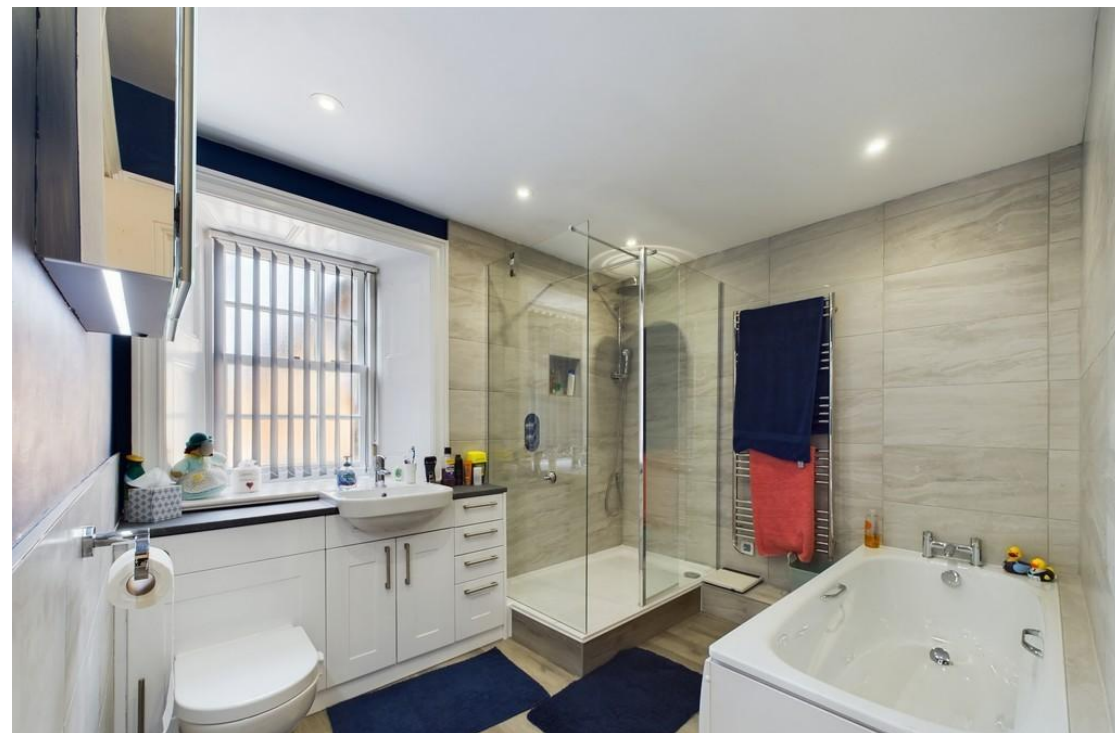
Services: Mains water, drainage and electricity are believed to be connected to the property. Electric central heating. Broadband is available (FTTP – Fibre to the Property). Purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/100823

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







Approximate total area⁽¹⁾
1698.59 ft²
157.80 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

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.

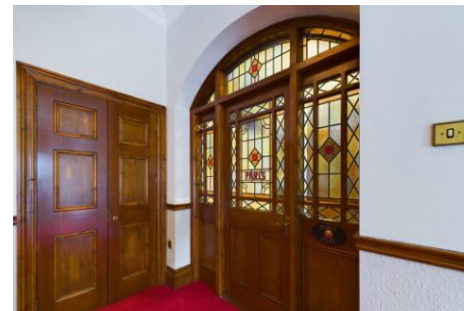
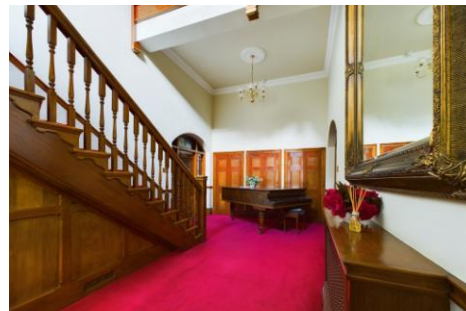
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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