

# Ivy Close

Abbots Bromley, Rugeley, WS15 3FE

John  
German





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£725,000

An attractive executive style detached family home nestled in the desirable Staffordshire village of Abbots Bromley.

This attractive four bedroom family home enjoys a delightful setting within the desirable private development of Ivy Close in Abbots Bromley, built by the renowned local developers Walton Homes. The popular and highly sought-after 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.

Number 1 The Grange is a generously sized two storey detached family home offering flexible accommodation with the ground floor comprising a welcoming dining/reception hallway currently presented as an additional seating area with bespoke storage and shelving along with the stairs rising to the first floor, and doors off into the living room, kitchen/diner and guest cloakroom.

The warm and inviting living room is flooded with natural light and has doors opening out to the garden and a bespoke shelving unit and media wall. The heart of the home is the impressive open plan kitchen/diner fitted with a luxury kitchen, Island unit, spotlights to the ceiling and a separate utility room providing access to the rear garden and driveway.

The first floor is as equally impressive with a large landing and seating area with bespoke fitted cupboards. The stunning master bedroom benefits from its own fully fitted dressing area and recently re-fitted modern shower room. There is a lobby style dressing area with study space and fitted wardrobes which leads to a second bedroom suite, also with en suite shower room. The two further spacious bedrooms are served by the generously sized family bathroom.

Outside to the front of the property are attractive gardens along with a driveway providing off-road parking for three vehicles and access into the single garage with up and over door, power and lighting. To the rear and side of the property are fully enclosed gardens laid mainly to lawn and a patio seating area.

#### Agents notes:

- There is a communal green space charge of approx £1200 per year but variable, to HLM Property Management Services.
- The four houses in The Grange are served by a sewage pumping station. Maintenance is covered under the annual service charge, payable to HLM Property Management Services.
- There is a local planning application: 'Proposed redevelopment of the old Abbots Bromley School for Girls into residential dwellings. Planning application registered with East Staffordshire Borough Council. Main Application - P/2023/00416. Listed Building Consent - P/2023/00417 Planning application not yet approved.'

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard. **Parking:** Drive & garage.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Sewage pumping station. **Heating:** Gas. (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

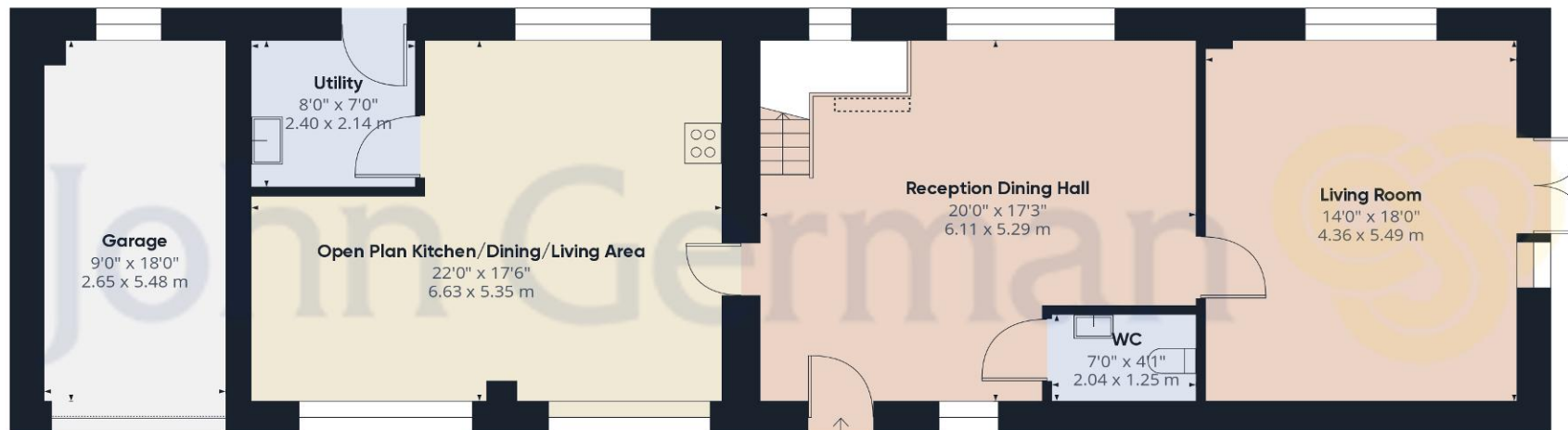
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band G

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/06082024







Ground Floor

Approximate total area<sup>(1)</sup>

2246.43 ft<sup>2</sup>

208.7 m<sup>2</sup>

Reduced headroom

3.01 ft<sup>2</sup>

0.28 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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.

### 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.

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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