

Abbots Bromley Road

Hoar Cross, Burton-on-Trent, DE13 8QU

John German







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£550,000

A truly delightful country cottage which has been tastefully extended and the side porch provides a link to the extension which has the benefit of a dining/sitting room and on the first floor a bedroom and bathroom.

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Traditional porch opening into a charming sitting room which has a log burner set into a recessed fireplace. Door to stairs which lead to the first floor landing and a useful understairs cupboard.

Breakfast dining kitchen with a generous range of units and wooden worktops. Stainless steel 1.5 bowl sink and drainer, Aga and fitted bench seating to the dining area and quarry tiled floor.

Separate utility room with further cupboards and space and provision for domestic appliances.

Side porch with outer doors to the front and rear, and leading to the annexe extended dining room which has two windows overlooking the delightful garden and stairs rising to the first floor landing, also having a useful understairs storage cupboard.

The landing has a built-in cupboard and there is an attractive bedroom with two Velux roof lights and an electric radiator (restricted roof height due to the sloping ceilings).

Bathroom having a bath, WC, pedestal wash basin, chrome towel radiator and built-in cupboard.

In the original part of the house, the main first floor landing has space saver style steps leading to a loft room with two Velux roof lights.

On the first floor there are two bedrooms, the principal bedroom has built-in cupboards and a cast and now ornamental fireplace. There is a family bathroom having a bath with electric shower and screen above, pedestal wash basin, WC and a cast and now ornamental fireplace.

Outside, there is a gated gravel drive with lawn and mature hedges, and access to the garage which in turn has an internal door leading to the annexe dining room. To the rear of the house there is a lovely blue brick sun terrace with shallow steps up to a truly delightful English country garden, which has beautiful and abundantly stocked borders, further sun terrace with views of the neighbouring field, a brick semi detached store and also a timber garden shed.

Hoar Cross is one of the most desirable villages in this area of Staffordshire. It has a very pleasant local pub, the Meynell Ingram Arms and also Hoar Cross Hall hotel and spa. The village whilst enjoying this idyllic location is also very convenient for the major centres of Burton on Trent, Stafford and Lichfield.

Agents notes:

- There is no mains gas to the property
- There is no mains drainage
- Heating is a mixture of oil fired central heating to the main house and to the annexe extension there are electric radiators
- The land registry document refers to various rights, covenants and restrictions and we strongly advise all interested parties to view the document. A copy of which is available upon request
- Drainage is to a shared private system, we understand it is shared with another 6 properties. It is situated on another land owners land. This system may not comply with current environmental agency regulations.

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:** Driveway & garage **Electricity supply:** Mains **Water supply:** Mains

Sewerage: private system **Heating:** Oil & electric (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

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 B

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

Our Ref: JGA08042025

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.

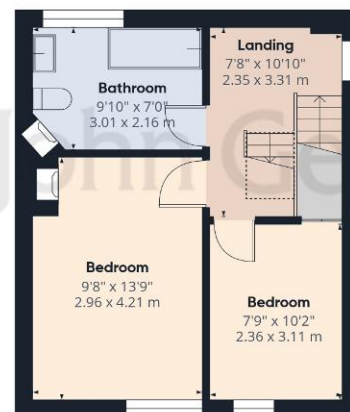
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



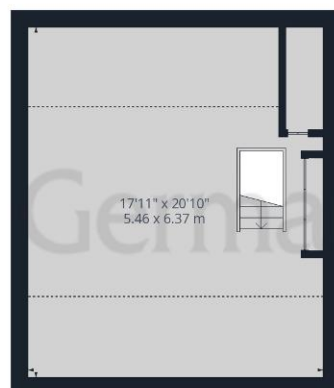




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1941 ft²

180.4 m²

Reduced headroom

273 ft²

25.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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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.

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		
39-54	E		
21-38	F	33 F	
1-20	G		



John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johnngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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