

Ivy Close

Abbots Bromley, Rugeley, WS15 3FB

John German



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£750,000

NO UPWARD CHAIN

An executive style detached family home built by Walton Homes positioned on a corner plot in a small private development of homes in the highly desirable Village of Abbots Bromley.



This attractive four-bedroom detached 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.

Internally the property comprises of entrance door opening into the welcoming hallway with laminate wooden effect flooring and carpeted stairs rising to the first-floor landing. Doors lead to the study, guest wc, living room, kitchen and a door leading out to the rear garden.

The versatile home office/study is a great place for those looking to work from home and could also be utilised as a snug/sitting room. The guest cloakroom comprises of low level wc, wash hand basin with tiled splashback and an obscured window to the rear aspect.

The light and spacious living room has French doors leading out to the rear garden, carpeted flooring, window to the rear aspect, feature fireplace and a ceiling light point.

The heart of the home is the impressive open plan kitchen/dining/living area provides a welcoming space fitted with an extensive range of matching wall and base units complemented by granite work surfaces over, inset Belfast sink, a range of integrated kitchen appliances and an island unit with breakfast bar seating. There are windows to the front and side aspects, spotlights to the ceiling and wooden style flooring. The living/dining section of has windows to the side and rear aspect providing plenty of natural light. Leading off is a separate utility room.

Upstairs there are four generous double bedrooms, two of which benefit from their own en-suite shower rooms and the other two are served by a modern family bathroom.

Outside the property sits proudly on a delightful corner plot with an extensive driveway providing ample off-road parking and access to the double garage with up and over doors along with power and lighting. To the rear and side of the property is a wrap around garden which is fully enclosed, laid mainly to lawn, with a variety of plants and shrubs, and a large patio seating area.

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. There is a green space charge of £168 per annum. The property is situated in a conservation area.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(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 G

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

Our Ref: JGA/11092025

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.

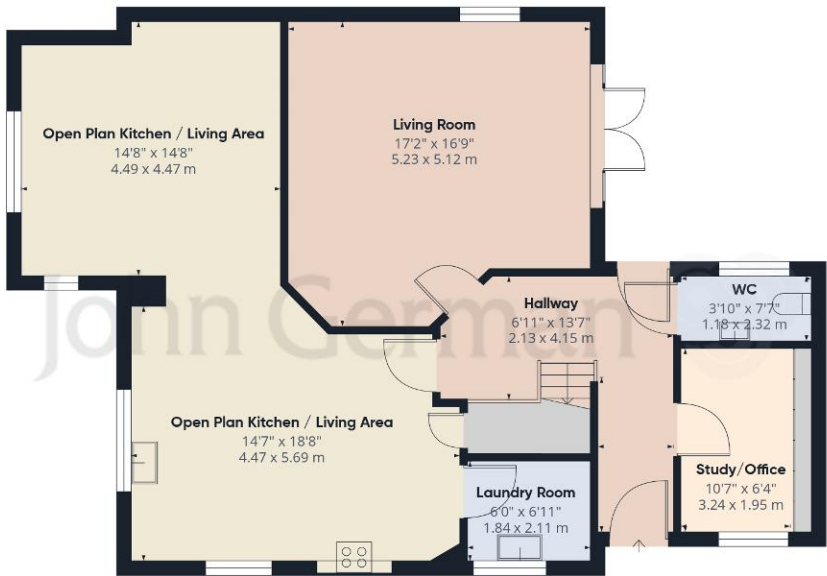
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof of source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.



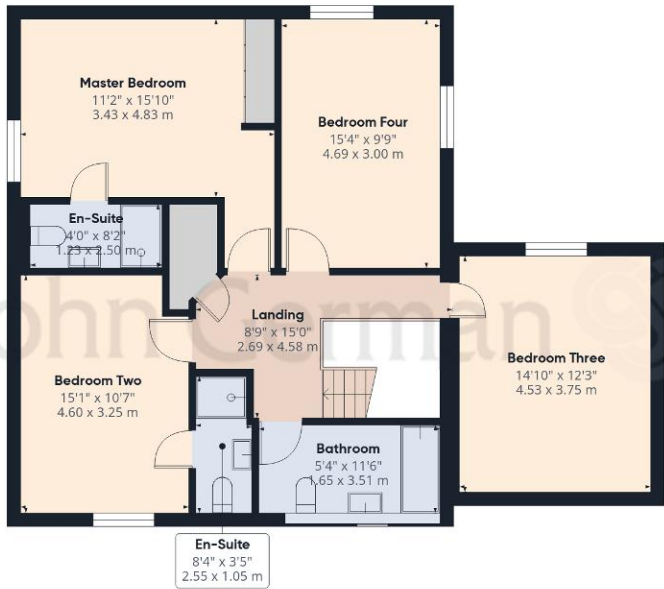








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m

2244 ft²

208.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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	82 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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