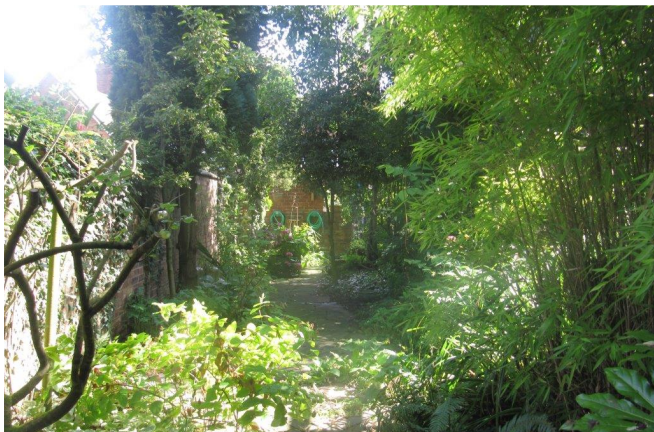


Pump Cottage



2 School Lane, Admaston, Staffordshire, WS15 3NH



A wonderful opportunity to purchase a terraced cottage with immense character in the hamlet of Admaston.

The cottage requires some expenditure as it has been separated from a much larger property and lacks a kitchen and a new boiler to provide a new necessary separate heating system.

Guide Price £225,000

www.JohnGerman.co.uk

Distinctly

John German



Location

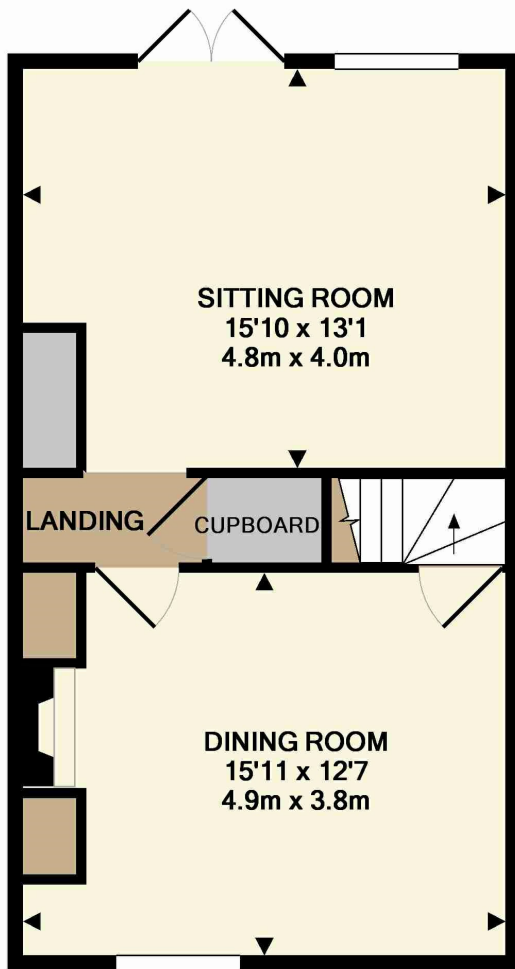
The hamlet of Admaston lies to the south west of Blithfield Reservoir, a well known beauty spot which provides sailing, fishing and walking, and is well known for its quite special birdlife.

The larger centres of Rugeley, Abbots Bromley, Uttoxeter, Burton upon Trent and Lichfield are all within easy commutable distance. The village of Abbots Bromley is only a few minutes away by car and offers excellent local amenities including a doctors surgery, two denominations of church, a general store and a butcher's, four public houses and an Indian restaurant.

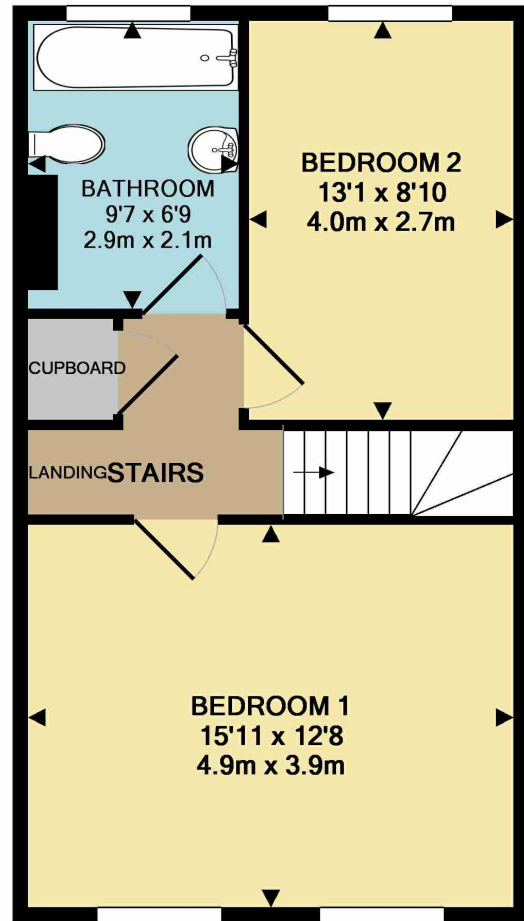
The Property

This property will attract a good demand as it is a sought-after location and is a spacious, two bedroom character home at a realistic price.

The property has larger rooms than someone may imagine and all have character in tune with their age and quality, having originally been part of the Bagot Estate. The two bedroom accommodation lacks some fittings at the moment having been separated from it's neighbour very recently and requires some refurbishment and installation works such as a new kitchen and a new boiler for the already installed central heating system. The house has a fore-garden which needs to be opened up and there is a wonderful courtyard area at the rear which leads to a long fully established cottage garden.



GROUND FLOOR
APPROX. FLOOR
AREA 455 SQ.FT.
(42.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 454 SQ.FT.
(42.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 909 SQ.FT. (84.5 SQ.M.)

Floor Plan Clause

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2015





Promap/Ordnance Survey Extract

For identification purposes only - not to scale.

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.

Measurements

Please note that our rooms sizes are quoted on a wall to wall basis.

Tenure

Freehold (Purchasers are recommended to satisfy themselves as to tenure via their legal representative).

Services

Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Local Authority

www.eaststaffsbc.gov.uk

Useful Websites

www.environment-agency.gov.uk
www.eaststaffsbc.gov.uk/planning

JGA/090915
 JGB/150915
 JCS/RLM/Lich



John German

29 Bore Street, Lichfield
 Staffordshire WS13 6LZ
01543 419121
lichfield@JohnGerman.co.uk

Ashbourne
 01335 340730

Ashby de la Zouch
 01530 412824

Barton Under Needwood
 01283 716806

Burton Upon Trent
 01283 512244

East Leake
 01509 856006

Lichfield
 01543 419121

London
 020 7839 0888

Loughborough
 01509 239121

Stafford
 01785 236600

Uttoxeter
 01889 567444

West Bridgford
 0115 981 0003

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