

# Needwood Grange

Abbots Bromley, Rugeley, WS15 3AU

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German





A view from a window looking out onto a residential street. The street is paved and curves to the right. There are several brick houses with white window frames and roofs. The houses are set back from the road with green lawns and some shrubs. The sky is overcast. The window frame is white and has a handle. A dark curtain is visible on the right side of the window.

## Needwood Grange

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£375,000

Immaculately maintained detached family sized home providing versatile accommodation and scope for personalisation, occupying a delightful plot and cul de sac position within this picturesque village. No upward chain.

For sale with no upwards chain involved, internal inspection and consideration of this well proportioned home is strongly recommended whether looking to move up or down the property ladder, or looking to move into or within this highly desirable location. Impeccably maintained by the current owners during their ownership spanning over 30 years, the property provides a huge amount of potential to remodel, extend (subject to obtaining the necessary consents/permissions), and personalise to make it your own.

Situated on a quiet cul de sac in this well regarded and sought after village within easy walking distance to its wide range of amenities including the Richard Clarke first school, several public houses and eateries, coffee rooms, convenience shop, sports ground and cricket club, a village hall, numerous sports and social clubs and the church. Several walks are on the doorstep through surrounding countryside and Blithfield reservoir. The towns of Uttoxeter, Burton upon Trent, Rugeley and the city of Lichfield are all within easy commutable distance as is the Trent Valley railway station giving access to London and Birmingham. The A50, A38 and M42 road networks are also easily reached.

**Accommodation** - An obscure double glazed entrance door opens to the hall which has a useful built in cloak/storage cupboard and a door to the spacious ground floor accommodation.

The generously sized lounge has a focal coal effect gas fire with a feature surround and a wide front facing window providing an abundance of natural light.

The inner hall has stairs rising to the first floor and doors to the remaining well proportioned ground floor accommodation.

The spacious semi open plan dining room and kitchen provides a lovely family space and a huge amount of potential. There is a range of base and eye level units with work surfaces and inset sink unit set below one of two windows overlooking the rear garden, space for an electric cooker with an extractor over, integrated fridge freezer and space for further appliances. Doors lead back into the lounge and into a useful enclosed side porch which provides access to both the front and rear elevations.

There is a ground bedroom which has a side facing window and a fully tiled fitted family bathroom which has a white three piece suite incorporating both a panelled bath and a separate shower cubicle with a digital thermostatic shower over. Lying adjacent is a separate fully tiled WC.

To the first floor the landing has a built in airing cupboard and doors leading to the three good sized bedrooms, the two larger rooms have fitted wardrobes and storage in the eaves. The front facing rooms enjoy a lovely far reaching outlook. Finally there is a toilet which has a two piece suite and a side facing window.

**Outside** - To the rear the westerly facing garden has a good sized patio extending to the full width of the plot providing a lovely seating and entertaining area leading to the sizeable lawn which has well stocked borders containing a variety of shrubs and plants and space for a shed. Gated access leads to the front that has a garden laid to lawn with a shrub border. A tarmac driveway provides off road parking leading to the garage which has an up and over door, power points and light and the wall mounted Ideal gas central heating boiler.

**What3words:** strikers.pebble.truth

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

**Property construction:** Traditional

**Parking:** Drive and garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**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 D

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

[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/10012024

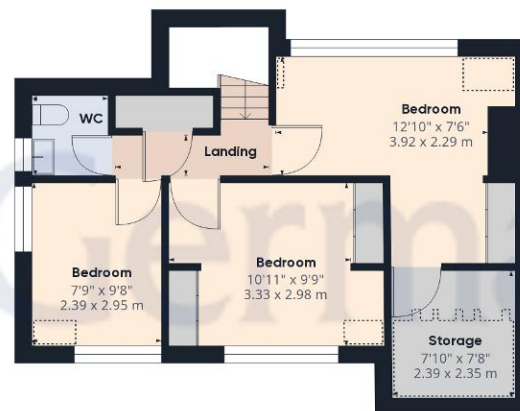
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Ground Floor



Floor 1

**Approximate total area<sup>(n)</sup>**

1325.03 ft<sup>2</sup>

123.1 m<sup>2</sup>

**Reduced headroom**

53.9 ft<sup>2</sup>

5.01 m<sup>2</sup>

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.

**GIRAFFE360**



### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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