

Needwood Grange

Abbots Bromley, Rugeley, WS15 3AU

John 
German





Needwood Grange

Abbots Bromley, Rugeley, WS15 3AU

£335,000

Extremely well presented and appointed modern style detached home with generously sized ground floor accommodation, situated on the popular cul de sac in the highly desirable and well regarded village.



Whether you are looking to move up or down the property ladder and for sale with no upward chain involved, viewing and consideration of this impressive detached home is strongly recommended to appreciate its remodelled ground floor space, condition throughout and its delightful cul de sac position.

Situated in the highly popular and well respected village within walking distance to its wide range of amenities including the village shop, Richard Clarke First School, public houses and restaurants, doctors surgery, numerous sports clubs and societies, active village hall and the church. Several walks through the surrounding countryside are also nearby, as is Blithfield Reservoir with its sailing club. The towns of Uttoxeter, Stafford and Burton upon Trent, plus the cathedral city of Lichfield are all within easy commutable distance, as is the Trent Valley train station and the A38/A50/M42 road networks.

A uPVC part obscured double glazed door and side light opens to the hall having a further side facing window providing light and a door to the fitted downstairs WC having a modern two piece suite. The lovely engineered oak floor flows into the well proportioned L shape living/dining room which extends to the full depth of the home having a focal open fire set on a slate hearth, immersed in natural light from the front facing bow window and wide sliding patio doors to the rear garden. The extended fitted kitchen has a range of base and eye level shaker style units with granite work surfaces and inset sink unit set below the wide window overlooking the rear garden, fitted electric hob with an extractor hood over, electric oven under, integrated dishwasher and space for further appliances, plus a feature tiled floor and further natural light from the wide French doors in the dining area which open to the patio and garden.

To the first floor, the landing has a side facing window and access to the part boarded loft via a fitted pull down ladder, plus doors to the three bedrooms, two of which can easily accommodate a double bed. Completing the accommodation is the fitted family bathroom having a modern three piece suite incorporating a panelled bath with a mixer shower and fitted glazed screen above, plus a built in airing cupboard ho using the combination central heating boiler.

Outside to the rear, a paved and stoned patio provides seating and dining space with a dwarf wall and steps to the pleasant garden which is predominantly laid to lawn with well stocked beds and borders, space for a greenhouse and gated access to the front. To the front is a garden also laid to lawn with a shrubbed border. A driveway provides off road parking, leading to the garage which has an up and over door, power points and light, plus a personal door to the side.

What3words: galaxy.destiny.including

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

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

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** 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 C

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

Our Ref: JGA/22042024







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1136.12 ft²

105.55 m²

(1) Excluding balconies and terraces

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

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

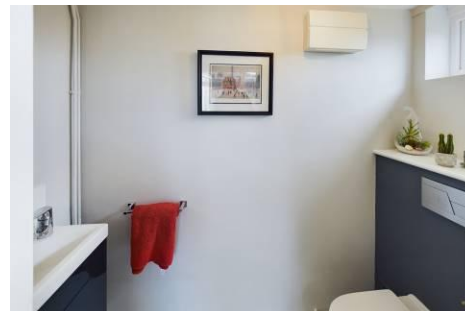
Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

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		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

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

JohnGerman.co.uk Sales and Lettings Agent



