

Uttoxeter Road

Abbots Bromley, Rugeley, WS15 3EQ



A charming three storey cottage situated within the popular Staffordshire village of Abbots Bromley.

£280,000

John German

Offered to the market with no upward chain is Chestnut View, a charming three storey, three bedroom character cottage situated within the popular and highly sought-after village of Abbots Bromley. The Village 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 front entrance door opening into the living room with window to the front aspect, beams to the ceiling, wooden effect flooring, chimney breast housing the feature fireplace and a step up leading into the kitchen/diner.

The kitchen/diner has tiled flooring, carpeted stairs rising to the first floor landing with useful understairs storage cupboard housing the boiler, window to the side aspect, two windows to the rear aspect and door leading out to the rear garden. There is a wooden kitchen with tiled splashbacks and space for a range style cooker.

Upstairs on the first floor landing is the large master bedroom and family bathroom. On the second floor is a further large double bedroom and the smaller third bedroom which would make an ideal single bedroom or even a home office or study.

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

Property construction: Standard

Parking: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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

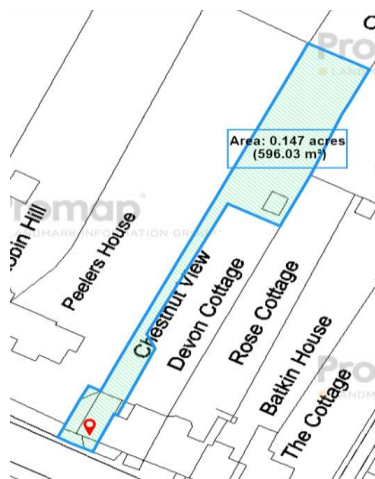
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/17062024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 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

Agents' Notes

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