

Paget Rise

Abbots Bromley, Rugeley, WS15 3EF



Extremely well maintained detached bungalow with an excellent garden room extension, situated in the highly sought after village within walking distance to amenities.

£335,000



John German

For sale with no upward chain involved, viewing of this delightful bungalow is strongly advised to appreciate its room dimensions and layout including the adaptable garden room off the fitted kitchen, its condition and its exact position.

Situated in the heart of the well regarded and desirable village in close proximity to its wide range of amenities including its convenience shop, doctors' surgery, public houses and eateries, coffee houses, first school, church and numerous sports/social clubs. The towns of Uttoxeter, Stafford and Burton Upon Trent, plus the cathedral city of Lichfield are all within easy commutable distance.

An enclosed porch to the side of the home has a tiled floor and a uPVC part obscure double glazed door opening to the welcoming hall which has a built in cloaks cupboard and access to the loft via a fitted pull down ladder, and doors to the well proportioned accommodation.

The dual aspect lounge has a focal fireplace, and an abundance of natural light provided by the wide walk in bay window to the front and the additional window to the side.

The fitted kitchen has a range of base and eye level units and a larder cupboard with fitted work surface, an inset sink unit set below the window, space for electric cooker with extractor over, plumbing for a washing machine and additional appliance space. An arch leads to the excellent garden room which has power and a radiator and can be used as a dining or sitting room depending on your needs, having French doors opening to the patio and garden.

There are two good size bedrooms, each with built in wardrobes, with the master double bedroom being positioned to the front of the home.

Completing the accommodation is the fitted shower room which has a white suite incorporating a corner shower cubicle with a digital thermostatic mixer shower over, and the separate WC.

Outside to the rear, a paved patio leads to the garden which is laid to lawn with well stocked beds and borders containing a variety of shrubs and plants, further seating areas, access to the boiler room which houses the combination gas central heating boiler, and gated access to the front. To the front is a garden laid to lawn with shrub borders. A tarmac driveway provides off road parking, leading to the garage which has an up and over door, power and a personal door to the rear.

What3words: musically.tasks.lashed

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.

Property construction: Standard. **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: 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

Our Ref: JGA/17092024

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		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 arla
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

John German
9a Market Place, Uttoxeter, Staffordshire, ST14 8HY
01889 567444
uttoxeter@johngerman.co.uk

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.

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