

Lintake Drive

Abbots Bromley, Rugeley, WS15 3EX



Well presented and maintained semi-detached home occupying a good sized corner plot on the popular cul-de-sac within the well-regarded and sought after village.

£330,000



John German

For sale with no upward chain involved, viewing and consideration of this generously sized semi-detached home is highly recommended whether looking to move up or down the property ladder. Occupying a good-sized corner plot which provides potential to possibly extend the property (subject to obtaining the necessary planning permission) on the quiet cul-de-sac.

Situated in the highly regarded and desirable village within walking distance to its range of amenities including the Richard Clarke first school , public houses and eateries, village shop, doctors surgery, tea rooms, village hall and church, plus numerous sports and social clubs/societies. 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/M42 road networks.

A tiled canopy porch with a uPVC part obscure double glazed entrance door opens to the welcoming hallway, where stairs rise to the first floor and doors lead to the ground floor accommodation and the guest cloakroom/WC. The well-proportioned lounge has a front facing window providing ample natural light. The spacious dining kitchen extends to the full width of the home, having wide French doors opening to the garden, plus a range of base and eye level units with work surfaces and an inset sink unit, fitted electric hob with an extractor hood over and double electric oven under, plus a door returning to the hallway. The utility room has a range of units with work surfaces, plumbing for washing machine and additional appliance space, plus the free-standing oil fired central heating boiler and a door to the garden.

To the first floor, the landing has a built-in airing cupboard and access to the part boarded loft via a fitted ladder. Doors lead to the three good size bedrooms, two of which can easily accommodate a double bed and all having built in wardrobes. Completing the accommodation is the fitted family bathroom which has fully tiled walls and a white suite incorporating a panelled bath with an electric shower over.

Outside to the rear, the enclosed garden has a block paved patio providing a pleasant seating and entertaining area, leading to the lawn which has space for a shed and timber double gates leading to the side. To the front is a garden laid to lawn which extends to the side of the property, where a block paved driveway provides ample off road parking.

What3words: reinforce.found.pounses
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
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Oil fired central heating
(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/04082025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria
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