Lichfield Road

Abbots Bromley, WS15 3DL







Well presented and proportioned mid terrace home suitable for a variety of potential buyers, situated in this highly regarded and much sought after village.

£245,000



Whether looking for your first home, moving back into the village, or moving up or down the property ladder, viewing and consideration of this three bedroom home is highly recommended to appreciate its size and condition. It benefits from parking to the front and a garage to the rear.

Situated in this highly regarded and popular village within walking distance to its range of amenities including the convenience shop for your essentials, Richard Clarke First School, doctors' surgery, public houses and restaurants, coffee rooms, village hall, church and its numerous sports clubs and social groups. The towns of Uttoxeter, Stafford, Rugeley and Burton upon Trent plus the Cathedral City of Lichfield are all within easy commutable distance as is the Trent Valley rail station and surrounding road networks.

Accommodation - An enclosed porch opens to the welcoming hallway where stairs rise to the first floor with a useful under stairs cupboard and doors lead to the ground floor accommodation.

To the front of the home is the fitted kitchen which has a range of base and eye level units with worksurfaces and an inset sink unit set below the window enjoying an open outlook, fitted electric hob with a contemporary extractor hood over, built in oven with microwave above, integrated dishwasher and fridge freezer and plumbing for a washing machine. The dining area opens to the lounge which extends to the full depth of the property having a living flame effect gas fire and brick surround, and a door returning to the hallway. A glazed door and wide window lead to the rear garden room with a tilt and slide patio door providing access outside.

To the first floor the landing has a built in airing cupboard and doors leading to the three good sized bedrooms, two of which can accommodate a double bed with the third bedroom benefiting from built in storage. The spacious rear facing master also has built in storage and a wide window enjoying a pleasant outlook. Finally there is the fitted family bathroom which has a white suite with complementary tiled splashbacks and a skylight providing natural light.

Outside - To the rear a paved patio leads to the enclosed garden laid mainly to lawn with well stocked borders and gated access to the rear. To the front is garden laid to lawn with borders. A block paved driveway to the front provides off road parking. Shared vehicular access to the side of the terrace leads to the rear where the garage is positioned having an up and over door.

what3words: writings.upwardly.pages

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: Parking & garage Electricity supply: Mains

Water supply: Mains Sewerage: Mains Heating: Mains

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

Our Ref: JGA/03022025

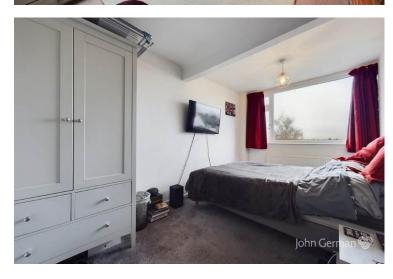
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John German 🧐





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