

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



John German

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

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.



Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾
922.99 ft²
85.75 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 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 any 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