



Willow Cottage, High Street, Abbots Bromley, WS15 3BL



Residing in the heart of charming Abbots Bromley is Willow Cottage, a beautifully presented semi detached home benefitting from extended living accommodation, three bedrooms and excellent outside space including private parking and gardens. Presenting a charming traditionally styled exterior, this attractive village home has received recent upgrades to include a 2024 combi boiler and a fabulous Orangery to create a second reception room. Well proportioned interiors extend over two floors, having a reception hall, spacious sitting room, stunning Orangery, modern kitchen with integrated appliances and cloakroom to the ground floor. From the first floor landing there are three bedrooms serviced by a family bathroom and master en suite, and the cottage benefits from private parking to the rear aspect and a generous corner plot garden. Willow Cottage is serviced by mains gas central heating and double glazed windows, and retains a further 12 months of the NHBC warranty.

The property lies on a peaceful cul de sac close to the heart of Abbots Bromley, enjoying a prime setting with convenient access to both nearby facilities and commuter routes. Famed for its annual Horn Dance, the character high street of Abbots Bromley is home to a good selection of shops, a primary school, doctors, traditional pubs, a village hall and a historic church. The village has also formerly been named as one of the Top 12 Places to Live in the Midlands by the Sunday Times. The cottage lies within catchment for the Richard Clarke First School which feeds on to Oldfields Middle and Thomas Alleyne's High in Uttoxeter, and there are an array of independent schools nearby including Repton, Denstone and Lichfield Cathedral. The location benefits from good links to the A515, A50 and A38 giving access to major commercial centres of the Midlands, regular rail links to Birmingham and London can be found in nearby Lichfield and Rugeley, and the International Airports of Birmingham and East Midlands are both within an easy drive.

- Attractive End Terrace Home
- Beautifully Presented Interiors
- Desirable Village Setting
- Spacious Lounge & Stunning Orangery
- Kitchen with Integral Appliances
- Reception Hall & Cloakroom
- Three Bedrooms
- En Suite & Bathroom
- Corner Plot Gardens
- Parking for Two to Private Drive
- 2024 Combi Boiler & Double Glazed
- Well Placed for Local Amenities & Commuter Routes

A composite entrance door opens from the driveway into the **Reception Hall**, having tiled flooring, stairs rising to the first floor accommodation with storage beneath, and doors opening into:

Sitting Room 4.88 x 4.88m (approx. 16'0 x 16'0)

A beautifully presented reception room having solid oak flooring, a bay window to the front with shutters and a useful fitted cupboard. A traditional window seat provides further useful storage, and openings lead into:

Orangery 4.67 x 3.04m (approx. 15'4 x 9'11)

A most impressive addition to this character home, having bifold doors opening out to the gardens, windows to two sides, a ceiling lantern and solid oak flooring

Kitchen 3.48 x 2.56m (approx. 11'5 x 8'4)

The kitchen is fitted with a range of shaker style full height, wall and base units with granite worksurfaces over, housing a Belfast sink, recess housing a Rangemaster cooker and integrated appliances including dishwasher, fridge, freezer and washing machine. A window faces the rear aspect, the kitchen has tiled flooring and a door opens back into the **Reception Hall**

Cloakroom

Fitted with pedestal wash basin and WC, with tiled splash backs, tiled flooring and an obscured window to the side elevation





Stairs rise to the **First Floor Landing** where there is a fitted **Airing Cupboard** and access to the loft space. Doors open into.

Master Bedroom 3.45 x 3.02m (approx. 11'4 x 9'11)
A good sized double room having a window to the front with shutters and private use of:

En Suite
Comprising a modern suite having pedestal wash basin, WC and shower, with tiled flooring, half

tiling to walls, recessed spotlighting and a heated towel rail

Bedroom Two 3.15 x 2.64m (approx. 10'4 x 8'8)
Another double room having a window to the rear

Bedroom Three 2.9 x 2.4m (approx. 9'6 x 7'11)
With window to the side aspect

Family Bathroom 2.06 x 1.91m (approx. 6'9 x 6'3)
A white suite comprises pedestal wash basin, WC

and bathtub with mixer tap, having tiled flooring and half tiled walls, window to the rear and recessed spotlighting





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Outside & Gardens

The cottage is set back from High Street beyond a block paved terrace bordered by mature hedging and estate railings, with gated access opening into the rear garden. A private lane accessed via Ivy Close leads to the rear of the cottage, where there is private parking for two vehicles and a gable porch giving access in to the hallway.

Gated access opens into the rear garden, where lawned gardens are bordered by mature foliage and trees. There is a paved terrace adjacent to

The property, and the garden enjoys a good degree of privacy and potential to landscape further as desired

General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.