



Welcome to Friary Avenue. Offered for sale with the benefit of no upward chain, this spacious detached family home is situated in Abbots Bromley, one of the most desirable villages in the area. With an array of popular local amenities on your doorstep, this home is perfectly suited to any families searching for great potential to grow into.

Located on a generous size plot at the end of a cul de sac, this property is approached via a driveway and double garage, providing ample parking space for a growing family. Internally the accommodation briefly comprises a large welcoming hallway with open staircase and guest W.C, leading into an impressively sized living room, with dual aspect double glazed windows, providing a great amount of natural light into the property.

There is a separate dining room off the hall, with French doors into a conservatory overlooking the garden, and a charming kitchen/breakfast room to the rear. Through the kitchen area you can access the side/rear garden, as well as the deceptively large double garage.

Upstairs off the wonderfully bright landing are four brilliant size bedrooms, and a modern fitted shower room with walk-in shower. The master bedroom features dual aspect windows to match the living room, as well as fitted wardrobes, which the third and fourth bedrooms also benefit from.

Outside is a truly wonderfully kept garden, with social patio area wrapping around the side, and a neatly maintained lawn with private fenced enclosure.

Tenure: Freehold

Council Tax Band: E

Services Connected: Gas/electric/water/drainage



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Hallway

12' 10" x 8' 6" (3.91m x 2.59m)

Lounge

24' 6" x 12' 10" (7.46m x 3.92m)

Dining Room

12' 10" x 9' 11" (3.90m x 3.01m)

Conservatory

11' 2" x 10' 10" (3.40m x 3.31m)

Kitchen/Breakfast Room

13' 9" x 11' 9" (4.18m x 3.57m max, 2.52 min)

Downstairs W.C.

6' 0" x 4' 8" (1.84m x 1.43m)

Double Garage

21' 6" x 16' 10" (6.56m x 5.14m)

Bedroom One

19' 0" x 12' 11" (5.78m x 3.93m)

Bedroom Two

11' 7" x 10' 6" (3.53m x 3.19m)

Bedroom Three

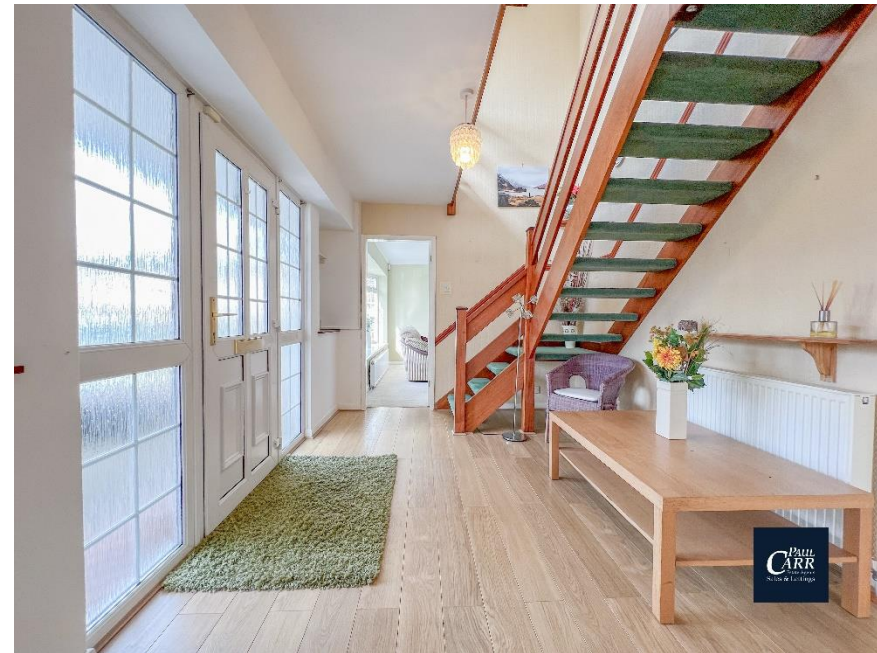
11' 7" x 9' 11" (3.54m x 3.02m)

Bedroom Four

11' 9" x 7' 6" (3.58m x 2.29m)

Shower Room

7' 10" x 6' 5" (2.39m x 1.95m)







Floor Plan

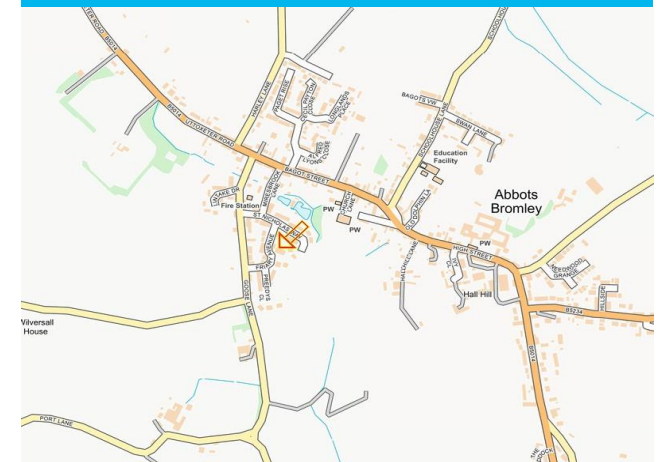
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location



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Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: March 2024