



Ashbrook Lane, Abbots Bromley  
Rugeley, WS15 3DW

Offers in the Region Of £315,000

# Abbots Bromley

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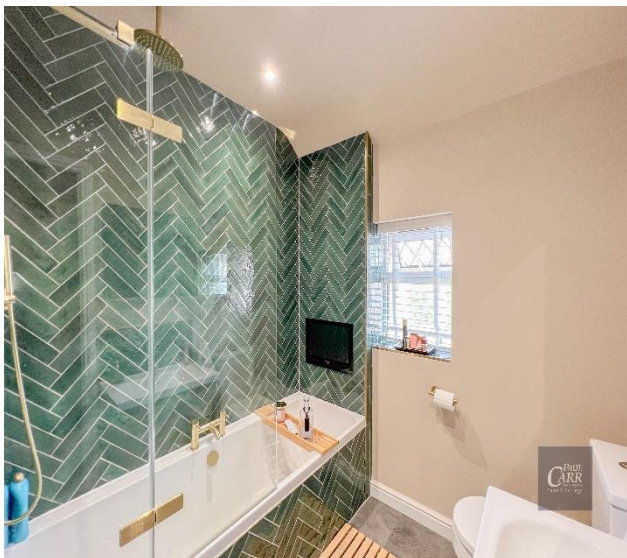
Ideal for first time buyers, young families, and downsizers, this charming three-bedroom home is situated on Ashbrook Lane in Abbots Bromley, a highly desirable village location with an array of friendly local amenities available.

This home has been thoughtfully improved throughout, and still leaves plenty of room to expand (STPP). Approached via a large, paved driveway providing ample parking space for a growing family, the internal accommodation ensures first impressions are exceeded.

The spacious welcoming entrance hallway provides access to a wonderful social dining area, which flows into a bright living room with large bay window and attractive log burner. There is a fitted kitchen to the rear, leading to a separate utility area providing versatile use, with a downstairs guest W.C. and garden access.

Upstairs off the landing are three brilliant bedrooms, all tastefully decorated and providing ample space throughout. The second bedroom features stunning fitted wardrobes, making great use of the space available as a dressing room, and there is a beautifully modernised main bathroom. Outside is an impressive size garden with a large patio area and side access, a deceptively spacious external garage, and a neatly kept lawn with private fenced enclosure.





## Property Specification

BEAUTIFULLY IMPROVED THREE BEDROOM HOME  
HIGHLY DESIRABLE ABBOTS BROMLEY VILLAGE LOCATION  
SPACIOUS RECEPTION ROOMS WITH BAY WINDOW  
LARGE PRIVATE REAR GARDEN  
EXTERNAL GARAGE

Hallway 13' 1" x 7' 1" (4.00m x 2.16m)

Lounge 14' 9" x 10' 9" (4.50m x 3.27m)

Dining Area 10' 8" x 9' 6" (3.25m x 2.90m)

Kitchen 11' 6" x 7' 0" (3.51m x 2.13m)

Utility Area 12' 1" x 5' 11" (3.68m x 1.81m)

Downstairs W.C. 5' 8" x 5' 1" (1.73m x 1.54m)

External Garage 17' 9" x 11' 0" (5.40m x 3.36m)

Bedroom One 13' 0" x 10' 10" (3.97m x 3.30m)

Bedroom Two 10' 10" x 10' 5" (3.30m x 3.18m)

Bedroom Three 9' 10" x 7' 1" (3.00m max, 2.25 min  
x 2.15m)

Bathroom 7' 0" x 6' 6" (2.14m x 1.98m)

### Agent's Note:

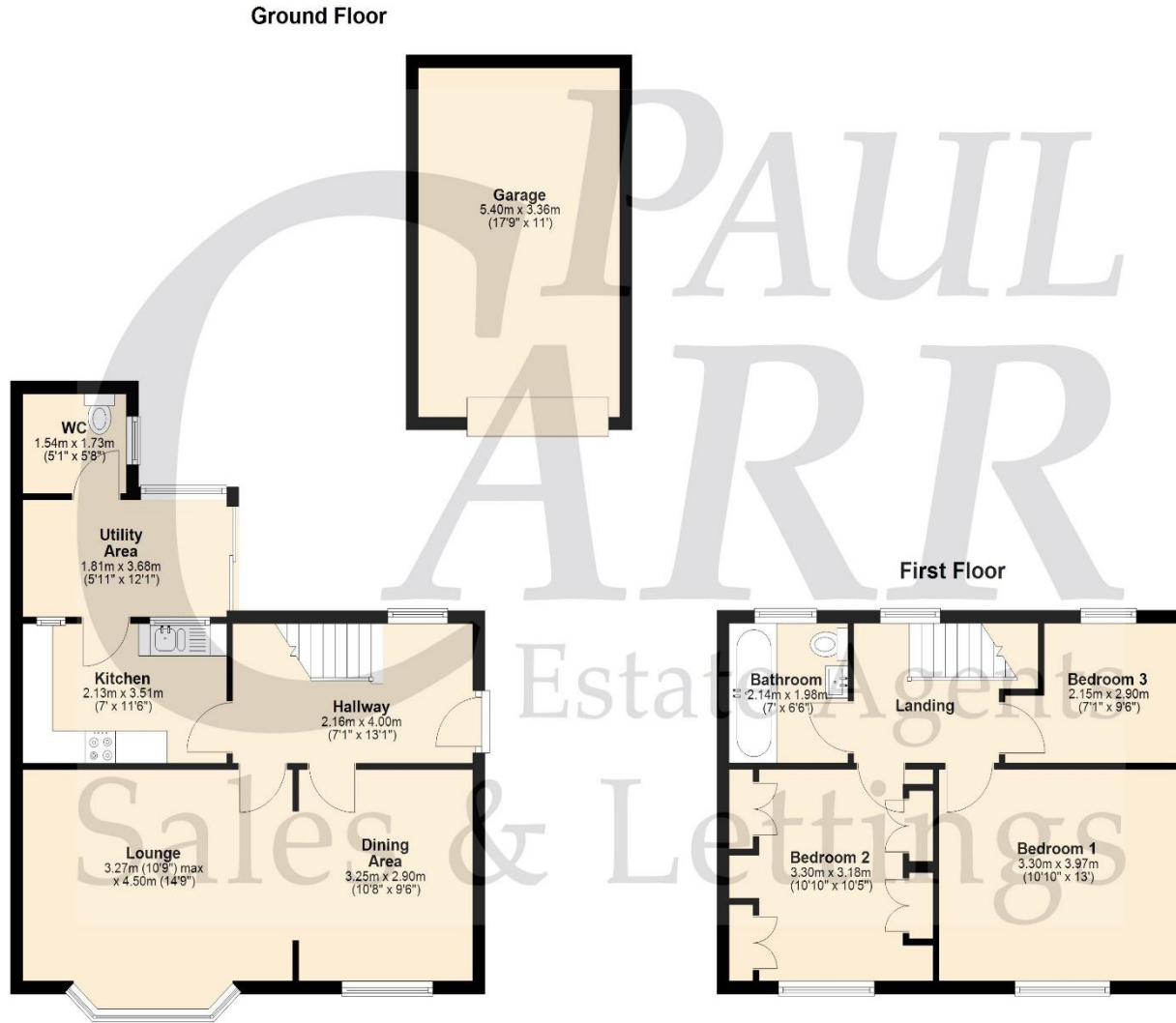
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 12th August 2024

### Viewer's Note:

Services connected: Gas/electric/water/drainage  
Council tax band: B  
Tenure: Freehold  
Loft insulated, part boarded

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

