

Ashbrook Lane, Rugeley, WS15 3DW

£1,150 PCM









ABODE are excited to offer sympathetically upgraded traditional cottage, situated in the heart of Abbots Bromley. Having undergone extensive refurbishment throughout by the current owners, the property must be viewed to be appreciated.

The village facilities include GP surgery/health centre, general store, butcher, coffee shop, several pubs, restaurant, livery-yard with tea room, village hall, churches, a primary school and pre-school nursery. Sporting facilities include tennis courts, football and cricket pitches while a mile away is Blithfield Reservoir, a popular location for walking, ornithology, fishing and sailing. A variety of organisations and societies are active in the village.

Abbots Bromley is well-placed for access to the A38, A50 and the national motorway network. There are two nearby railway stations, Rugeley Trent Valley and Lichfield.

Pets by negotiation please - Available from the 26th May 2025.

#### Living/Dining Room

With a UPVC double glazed window to the front elevation, two central heating radiators, TV aerial point

#### Kitchen

Featuring dual aspect of views to side and rear elevations, composite side entry door leading into, a kitchen, which features a range of matching base and eye level storage cupboards and drawers with wood block effect drop edge preparation worksurfaces, stainless steel sink and drainer with mixer tap, four ring hob, oven/grill, integrated fridge, washing machine, dishwasher, freezer, central heating radiator, smoke alarm, spotlighting to ceiling, staircase rising to the first floor landing, in housing is the consumer unit, opening, leading to:

#### Landing

Smoke alarm, panelled door entries lead to:

#### Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator.

#### Bedroom Two

With UPVC double glazed window to the rear elevation, central heating radiator

#### Study/Dressing Room

With a UPVC double glazed window to the side elevation, central heating radiator

#### Shower Room

Featuring a three piece suite comprising of low-level WC, with continental flush, wash hand basin with mixer tap and tiled splashback, with waterfall showerhead and complementary tiling to wall coverings, extractor fan, chrome heated towel, radiator, spotlighting to ceiling

#### Outside

Outside, there is parking to the rear aspect as well as lawned south facing gardens, and the cottage benefits from double glazed windows and mains gas central heating via a combi boiler.

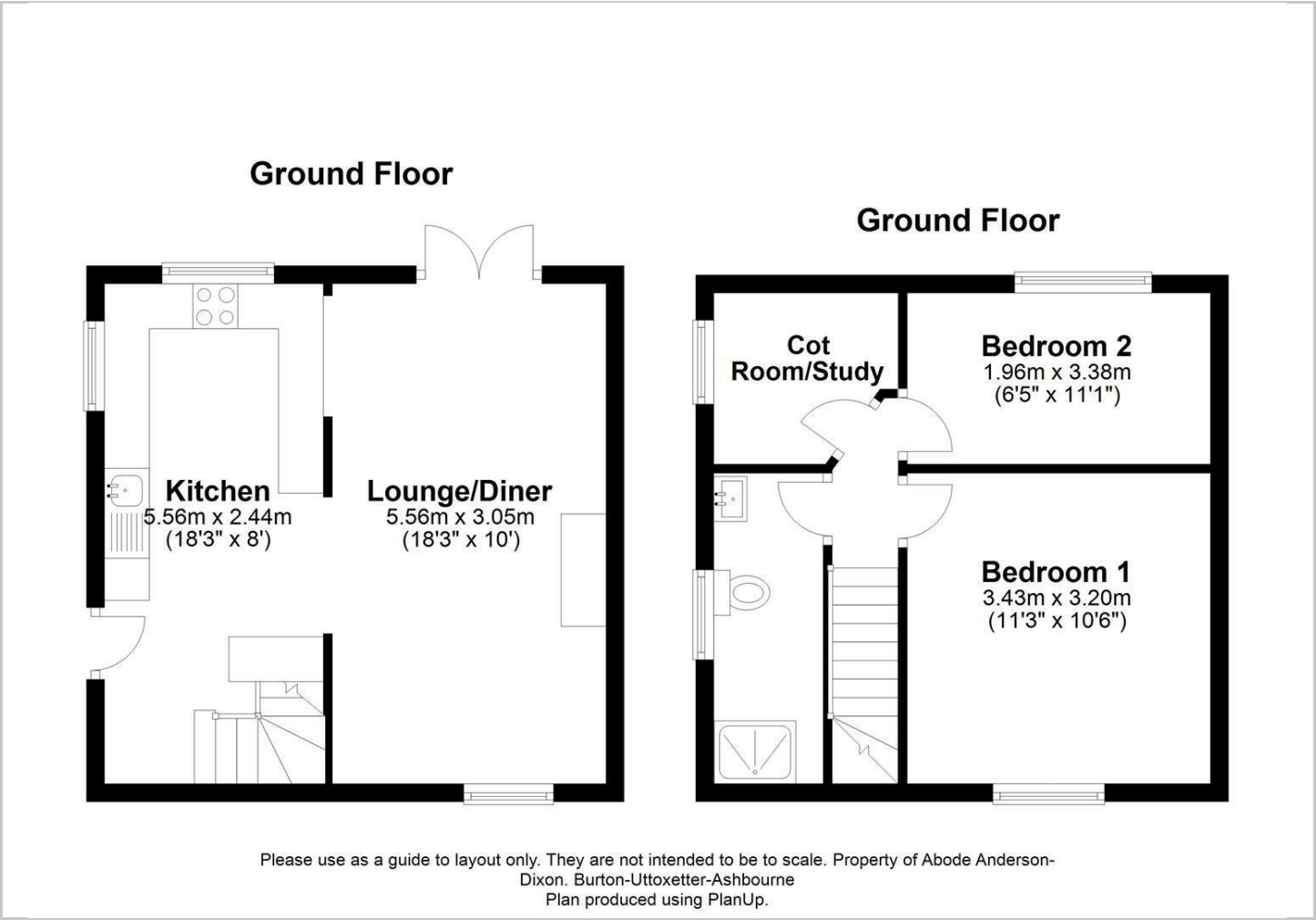




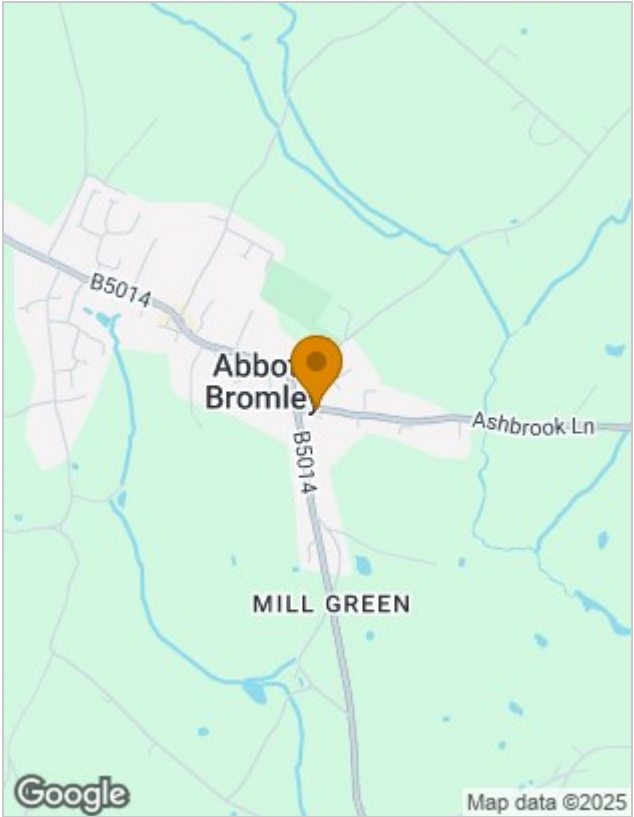




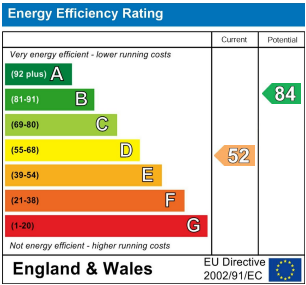
Floor Plans



Location Map



Energy Performance Graph



Please contact our Burton Lettings Office on 01283 845888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.