



**Mires Brook House, Abbots Bromley**  
WS15 3BJ

**Offers In Excess Of  
£550,000**





# Mires Brook House

## DESCRIPTION

Welcome to Mires Brook House, located in the sought-after Abbots Bromley, a village of character and history. Although best known for the annual Horn Dance held each September, the village is also a thriving community with a GP surgery, primary school close by, local eateries, shops and village pubs. There is also good access into nearby Uttoxeter, Lichfield and Stafford. This property is ready to be home to a new family who would like to update and modernise to make it their own as this property has lots of potential with it's generous living space, light and welcoming hallway and the well established rear garden. The property in brief comprises; Entrance Hallway, Guest WC, Living/Dining Room, Dining Room/Office, Breakfast Kitchen and Utility Room. First Floor Landing, Master Bedroom with Dressing Area and En-suite, Three Further Bedrooms and a Family Bathroom. Gardens to the Front and Rear, Driveway and Double Garage. Viewing is highly recommended to appreciate the space and feel of this property. EPC rating - D



# ROOMS

**Entrance Hallway**  
a light and welcoming hallway with access to all ground floor accommodation and stairs leading to the first floor. Inset ceiling spotlights, coving and a radiator

**Guest WC**  
having a vanity storage unit with granite effect surface housing the hand wash basin and WC. Inset ceiling spotlights, coving, towel radiator, palio core Karndean flooring and a window to the side aspect

**Open Plan Living/Dining Room**  
this generous room is the full depth of the property providing ample living and dining space. There is a feature stone chimney breast with an open fire on a tiled hearth which is a focal point of the room. Inset ceiling spotlights, coving, three wall light points, two radiators, a bow window overlooking the front garden and patio doors giving access into the rear garden

**Dining Room/Office**  
used by the current owner as an office. Inset ceiling spotlights, coving, radiator and a UPVC double-glazed window overlooking the rear garden

**Breakfast Kitchen**  
having wall and base units with wood effect roll top work surfaces and an inset acrylic sink with drainer. Integrated appliances of an electric oven, electric hob with extractor hood, microwave, fridge and dishwasher. Ceiling strip light, part tiling to walls, radiator and a window overlooking the rear garden. Door into the

**Utility Room**  
having fitted cupboards and space with plumbing for a washing machine and tumble drier. Steps down to a UPVC double-glazed door gives access to the side of the property and a door into the DOUBLE GARAGE which has light and power

**First Floor Landing**  
benefitting from a useful fitted storage cupboard. Ceiling light point, access into the loft, coving, radiator and a UPVC double-glazed window to the front aspect flooding the landing with natural light

**Master Bedroom**  
having inset ceiling spotlights, radiator and windows overlooking the front aspect

**DRESSING AREA**  
having inset ceiling spotlights, radiator and French doors overlooking the rear aspect

**En-suite**  
having a fully tiled mains powered shower enclosure and a vanity unit with fitted storage housing the hand wash basin and WC. Inset ceiling spotlights, extractor fan, towel radiator, palio core Karndean flooring and a UPVC double-glazed window to the rear aspect

**Bedroom Two**  
benefitting from two fitted wardrobes providing hanging and storage space. Inset ceiling spotlights, coving, radiator and a UPVC double-glazed window to the rear aspect

**Bedroom Three**  
having inset ceiling spotlights, coving, radiator and a UPVC double-glazed window to the rear aspect

**Bedroom Four**  
having a useful fitted storage cupboard. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect

**Family Bathroom**  
comprising of a panelled bath with a mains powered overhead shower fitment, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, part tiling to walls, towel radiator, laminate wood effect flooring and a UPVC double-glazed window to the side aspect

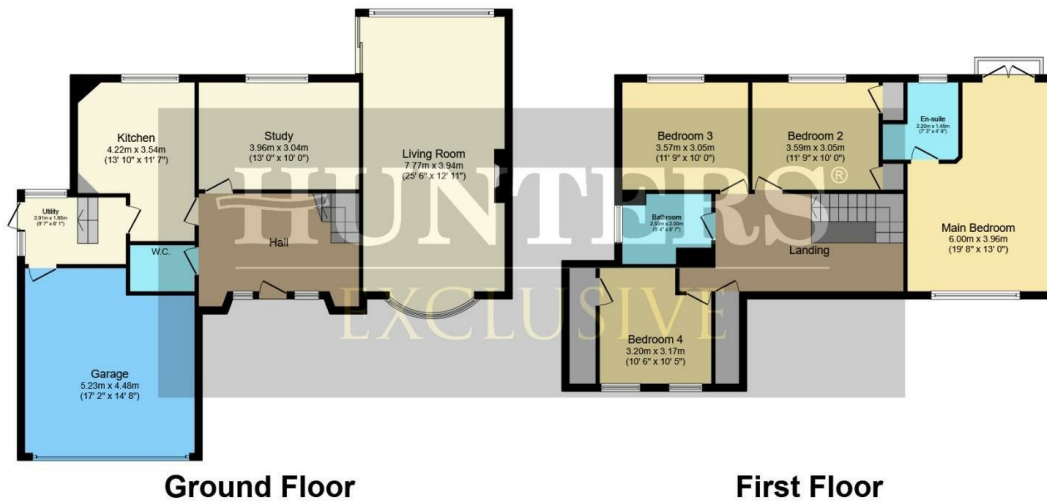
**Outside**  
the property is set back from the road with a generous frontage with a lawn, well established shrubs and trees and a paved pathway with steps leading to the front entrance door. There is a tarmacadam driveway providing off road parking which leads to the DOUBLE GARAGE accessed via an up and over door. There is a further stoned parking space and a timber pedestrian gate which gives access to the side of the property

the fully enclosed rear garden provides tranquility and has well thought out areas for dining, entertaining or enjoying nature. There are plenty of well established shrubs, plants and trees which provide privacy. There is a pond which is currently home to a newt family which are a protected species, paved seating area, timber pergola and a timber decked entertainment space. A useful timber storage shed, two outside water taps and a timber pedestrian gate gives access to the front and bricked steps lead down to the cellar which isn't currently used by the owners but it has a light and the water stop cock

**AGENTS NOTE**  
Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.







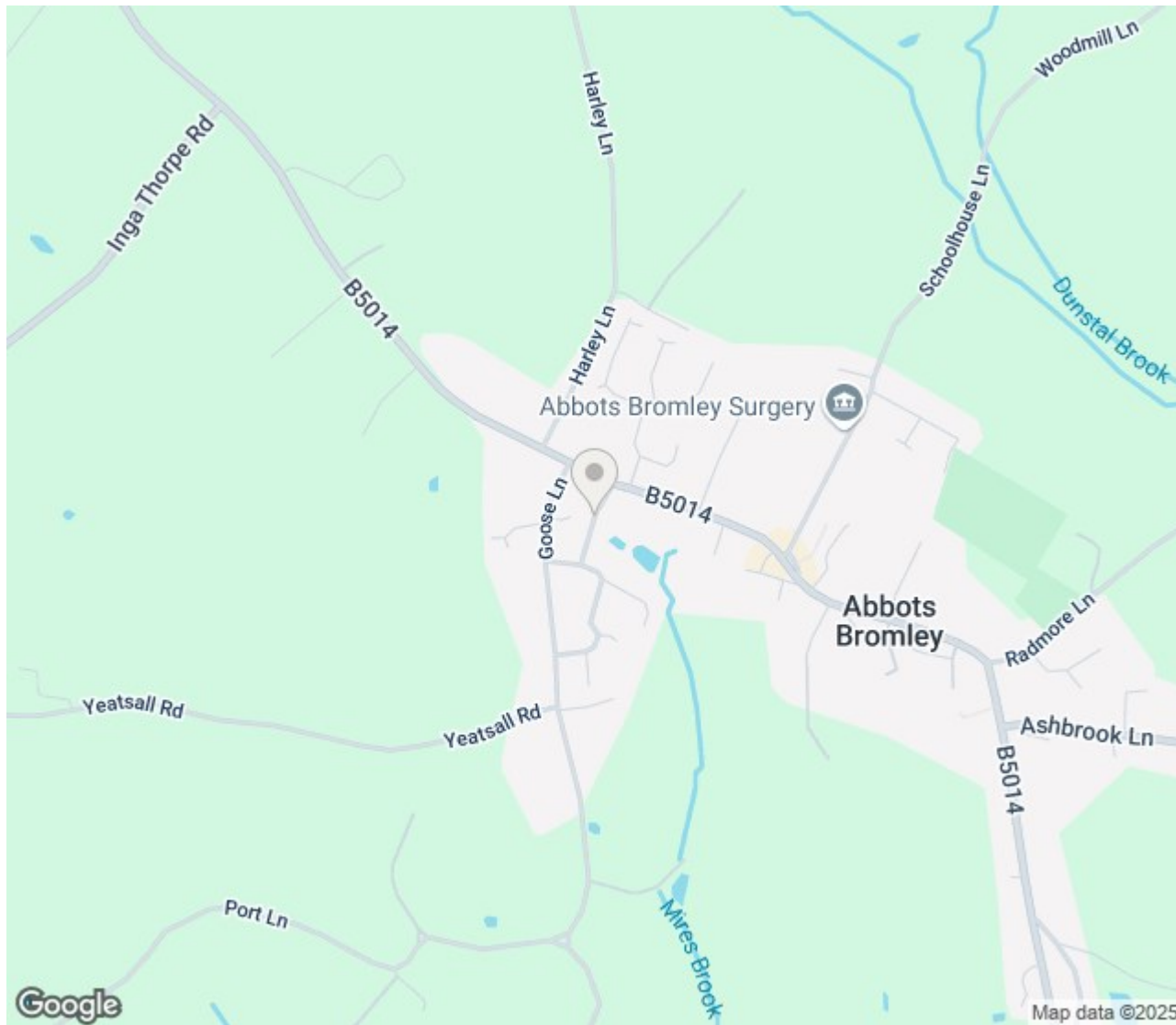
Total floor area 191.6 sq.m. (2,063 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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