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Mires Brook House Mires Brook Lane, Abbots Bromley,  
Rugeley, WS15 3BJ      Offers In The Region Of  
£550,000

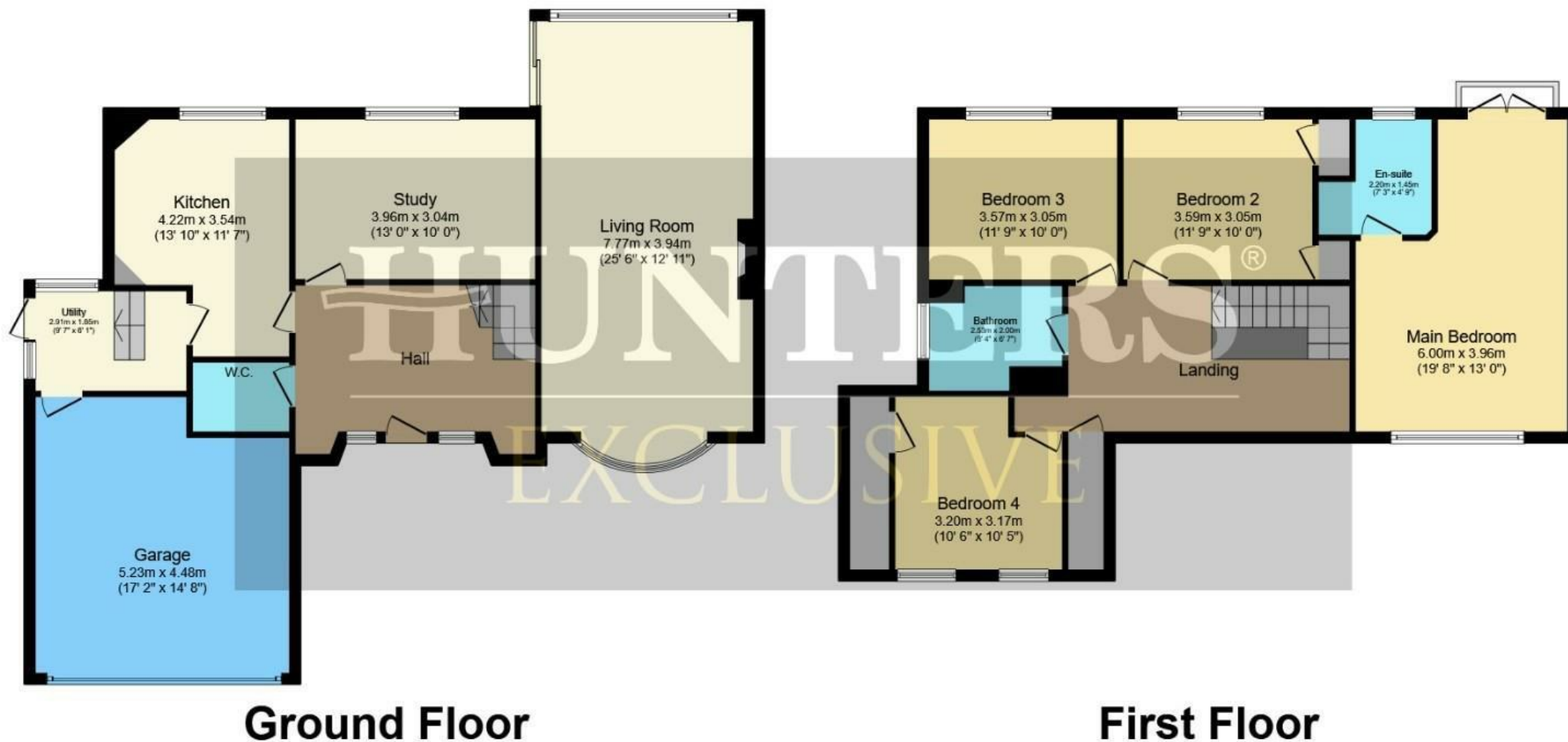


# Mires Brook House Mires Brook Lane, Abbots Bromley, Rugeley, WS15 3BJ

## Offers In The Region Of £550,000

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

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**Ground Floor**

**First Floor**

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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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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	74
(39-54) E		
(21-38) F		
(1-20) G		

These particulars are intended to give a fair and reliable description of the property but the responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including energy efficient or higher running costs) and the purchasers are advised to satisfy themselves as to the working order and condition of a property is underpinned by paying the relevant connection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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