ABODE
SALES & LETTINGS

High Street, Abbots Bromley, Staffordshire, WSI5 3BL

£330,000

https://www.abodemidlands.co.uk

Offered to the market with no upward chain, Hornbeam Cottage is a beautifully appointed three-bedroom home set within an exclusive private development refurbished in 2017. Positioned just off the High Street in the heart of Abbots Bromley, the property provides an ideal balance of quiet privacy, low-maintenance living, and immediate access to a vibrant village community.

Inside, a welcoming entrance hallway leads to a practical ground-floor cloakroom/WC. The main ground-floor layout features a spacious, light-filled living room stretching the full depth of the house, complete with a feature bay window, defined seating and dining areas, and French doors opening outside. Directly adjacent, the modern kitchen comes fitted with integrated appliances and provides additional direct access to the exterior. Upstairs, the accommodation includes a well-proportioned master bedroom with its own private en suite shower room, a comfortable second double bedroom, a versatile third bedroom suitable as an office or dressing space, and a clean, contemporary family bathroom.

Outside, the cottage benefits from a private, south-facing front courtyard perfect for outdoor dining, along with two allocated off-road parking spaces to the rear. Located within walking distance of local amenities.

Viewing by appointment only.

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Entrance Hallway & W.C.
A welcoming entrance hallway provides a neat transition into the home while housing a practical cloakroom/WC, conveniently set off the main hallway.

Living Room
Stretching the full depth of the property, the impressive open-plan reception room is brightened by a feature bay window and French doors opening onto the south-facing courtyard, the versatile space easily accommodates defined seating and dining zones.

Kitchen
Positioned alongside the main living area, the contemporary kitchen comes fitted with a modern range of units and integrated appliances, boasting direct access out to the private courtyard space.

Bedroom One & En-suite
The principal bedroom suite offers a well-proportioned, peaceful retreat and benefits from its own private en suite shower room.

Bedroom Two
A comfortable second double bedroom, ideal for guests, family members, or secondary bedroom space.

Bedroom Three
The versatile third bedroom serves perfectly as a child's room, dressing area, or dedicated home office.

Family Bathroom
Finishing the first-floor layout, the family bathroom is appointed in a clean, understated style designed for easy upkeep.

Outside
Hornbeam Cottage introduces itself with a private, south-facing courtyard positioned to the front, offering a low-maintenance and usable space for outdoor seating with direct access from both the living area and kitchen. Situated within a small, quiet development just off the High Street, the property balances peaceful outdoor living with immediate access to the village centre. To the rear, the cottage benefits from two allocated off-road parking spaces, providing a rare and valuable asset for a central village location.

Local Area
Positioned in the heart of Abbots Bromley, the property offers a quintessential village lifestyle where daily routines naturally happen on foot. The vibrant community features an exceptional array of amenities, including the popular Antlers Coffee House, Cobwebs and four village pubs

For recreation, the nearby Abbots Bromley Sports Association serves as a central hub with facilities for cricket, football, netball, tennis, and crown green bowling. The surrounding Staffordshire countryside provides picturesque walking routes right on the doorstep, while excellent road links via the A38 and A51 ensure easy access to the neighboring market towns of Lichfield and Rugeley.

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AML Disclaimer -

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds.

Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners. These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.

Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - General

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.

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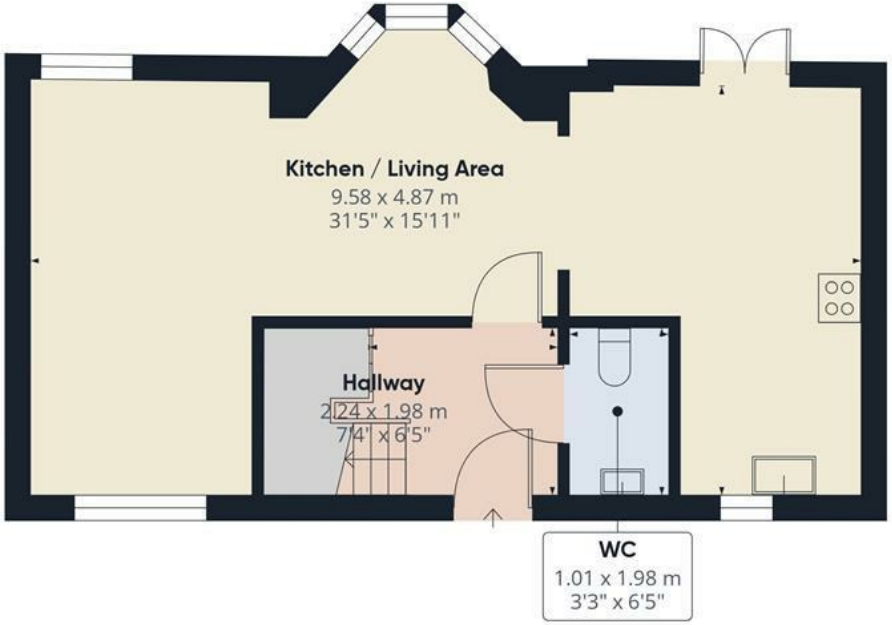
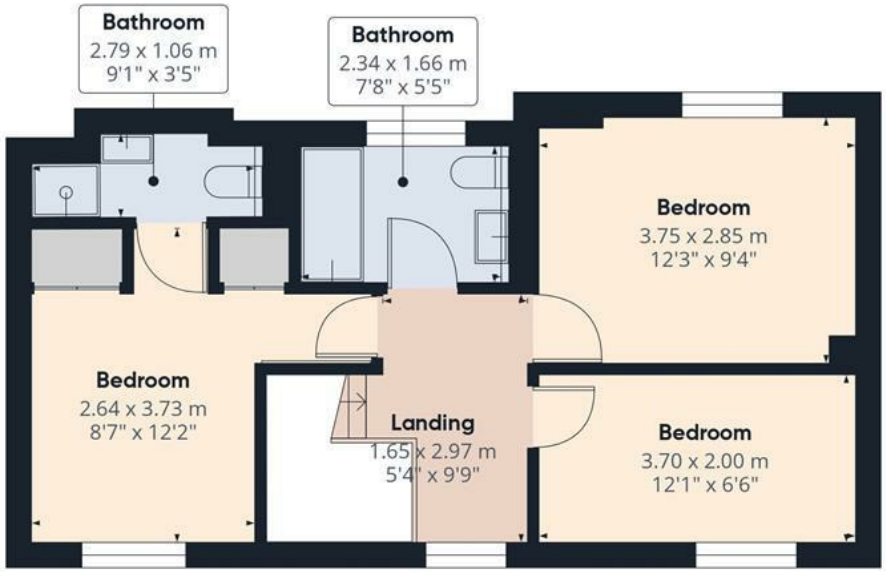


Floor 0



Floor 1

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Approximate total area(1)

86.7 m²

932 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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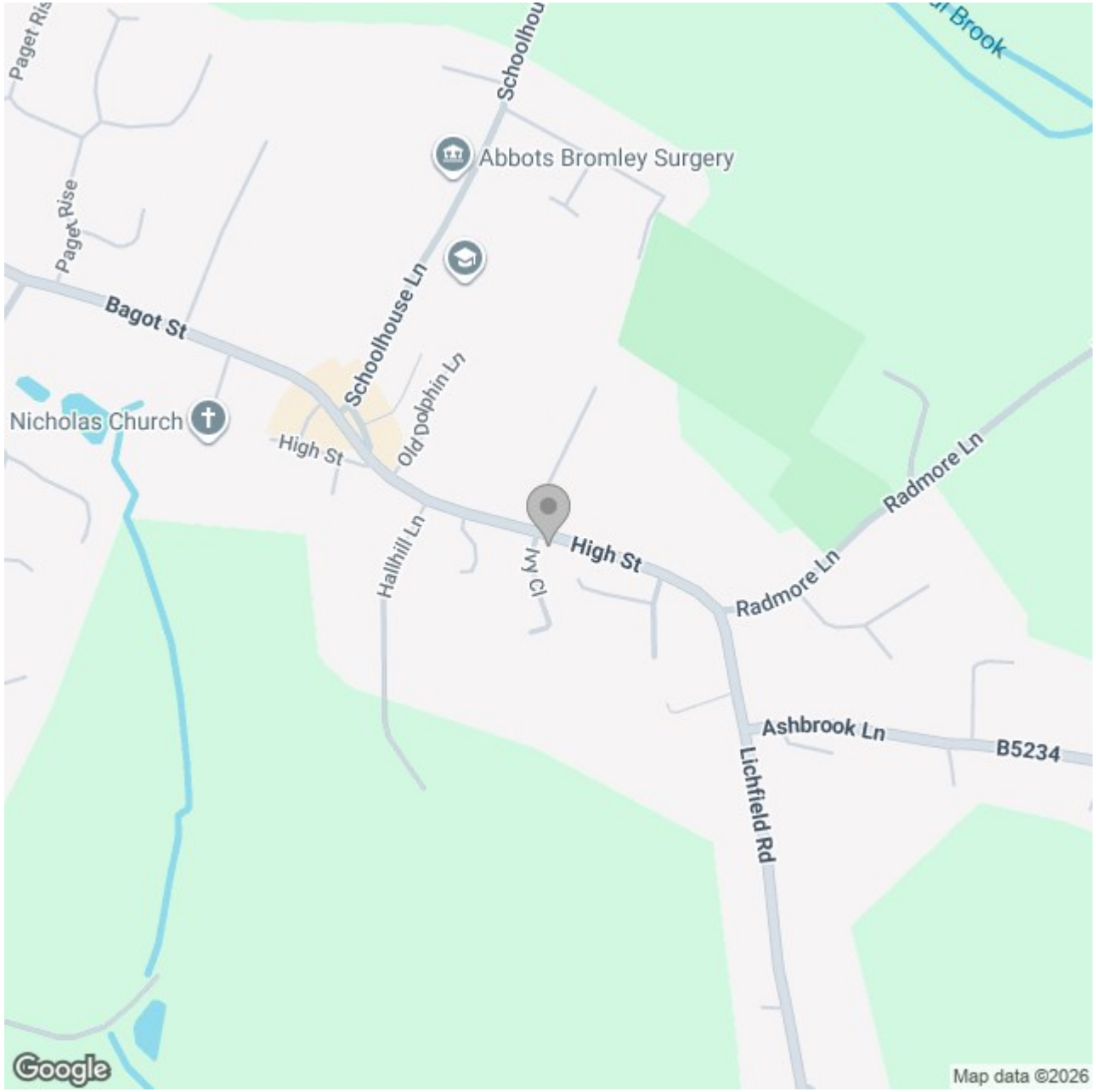

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.