

Uttoxeter Road

Abbots Bromley, Rugeley, WS15 3EG

John German



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LIFE
ISN'T ABOUT
WAITING
FOR THE STORM
TO PASS
IT'S ABOUT
LEARNING
TO DANCE
IN THE RAIN



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Abbots Bromley, Rugeley, WS15 3EG

Offers in the region of £450,000



Harley Cottage is a charming cottage situated proudly within the highly desirable village of Abbots Bromley with off-road parking, garage and the most amazing gardens.

Harley cottage is an impressive characterful cottage situated on Uttoxeter Road in Abbots Bromley boasting off-road parking garage and the most amazing rear garden. The popular and highly sought-after Staffordshire village of Abbots Bromley appeals to all ages with a range of amenities including a village hall, sports clubs, pubs and restaurants. It is home to the highly regarded Richard Clarke first school and lies within the catchment area for Thomas Alleyne's High School in the nearby market town of Uttoxeter. The village is also well placed for Rugeley, Uttoxeter, Burton on Trent and Lichfield.

This attractive family home comprises of traditional entrance door opening into the hallway with carpeted stairs rising to the first floor landing, and a wooden door opening into the living room with UPVC double glazed French doors and window to the rear aspect, log burnings stove set on a tiled hearth perfect for those cosy winter nights, carpeted flooring and a ceiling light point. There is a door leading into the breakfast kitchen with a useful understairs storage area, and a kitchen fitted with an extensive range of matching wall and base units with fitted work surfaces over, tiled splashbacks, inset ceramic sink with mixer tap over and a variety of integrated kitchen appliances, there are windows to the front and rear aspects, tiled flooring, and a ceiling light point. From the kitchen there is a door opening into the inner hallway with doors off to the spacious ground floor bathroom and utility room. The generously sized family bathroom comprises of tiled flooring, jacuzzi style bath, chrome style heated towel rail, enclosed shower cubicle with recessed shelf, low level WC, wash hand basin, spotlights to the ceiling and an obscured window to the front aspect. The utility room comprises of a modern wall and base units with inset stainless steel sink with drainer, space and plumbing for a washing machine, tumble dryer and under counter fridge/freezer, with a ceiling light point, UPVC double glazed window and door to the rear aspect and a door into the garden room, a modern, light and inviting room, with a roof lantern allowing natural light to flood the room, windows to the side and rear aspects and French doors leading out to the rear garden.

Upstairs there are four bedrooms, two doubles and two single rooms along with a first floor WC.

Outside to the front of the property is a driveway providing off-road parking for up to two vehicles and access into the single garage with up and over door. To the rear of the property is where this home really shows off, with an extensive rear garden with a large patio seating area accessible from both the lounge and garden room providing an excellent space for summer entertaining with family and friends. There is a large lawn garden, a variety of sheds and greenhouses, garden pond, even a model railway set and well stocked borders with a variety of plants, trees, flowers, and shrubs.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA13052026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





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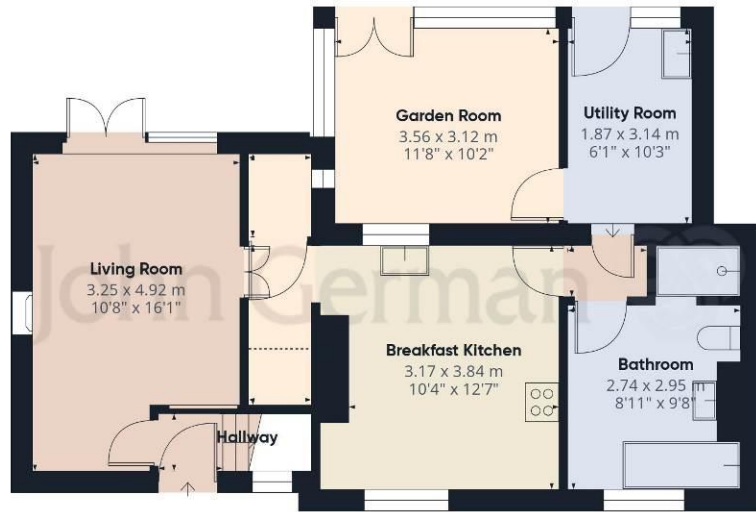
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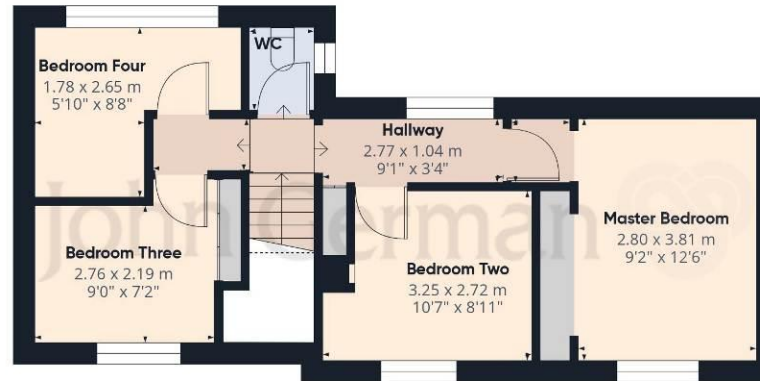
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

121.1 m²
1305 ft²

Reduced headroom

0.8 m²
8 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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