





NO CHAIN | SOLAR PANELS | EASY LIVING |  
MOVE IN READY

Clara Cottage is superbly positioned in the very heart of the historic and highly desirable village of Abbots Bromley. This attractive detached new build home offers modern, energy-efficient living with the added benefit of off-road parking, making it an ideal purchase for those looking to downsize or for use as a holiday let investment.

Abbots Bromley itself provides a wealth of amenities. The village also benefits from excellent sporting facilities including tennis courts, football and cricket pitches, while nearby Blithfield Reservoir offers a scenic setting for walking, birdwatching, fishing and sailing. A variety of local organisations and societies contribute to a strong and active community atmosphere.

The location is well placed for access to the A38 and A50, providing links to the wider motorway network. Rail connections can be found at nearby Rugeley Trent Valley and Lichfield stations.



## Hallway

Entered via a composite side entrance door, with panelled flooring, a useful under stairs storage cupboard, window to the rear elevation, consumer unit and access to the main living accommodation.

## Living/Dining Area

A bright and welcoming open-plan space with UPVC double glazed French doors opening onto the rear garden, complemented by additional windows allowing for ample natural light, and an electric storage heater and master telephone socket.

## Kitchen

Fitted with a range of matching wall and base units with wood block effect work surfaces, incorporating integrated appliances including fridge, freezer, dishwasher, stainless steel sink with mixer tap, induction hob and oven/grill, with windows to the front and side elevations providing a pleasant outlook.

## Cloaks/WC

Fitted with a WC and wash hand basin with mixer tap, finished with panelled flooring, spotlighting and extractor fan.

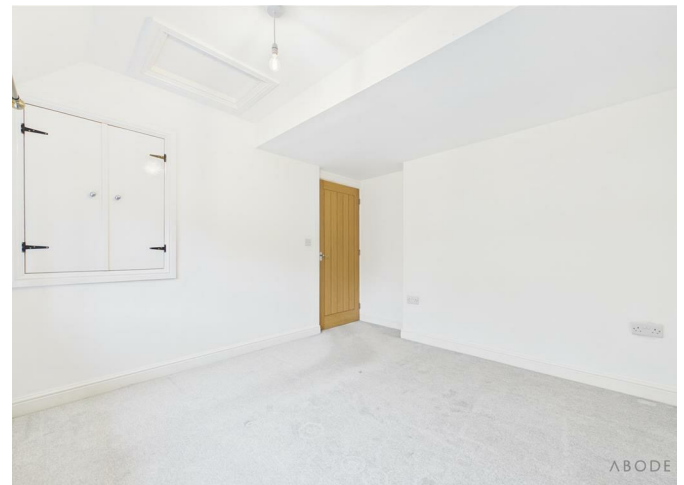
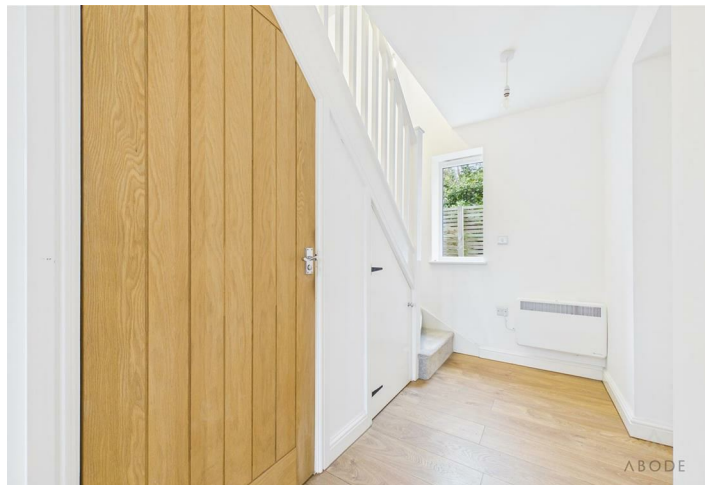
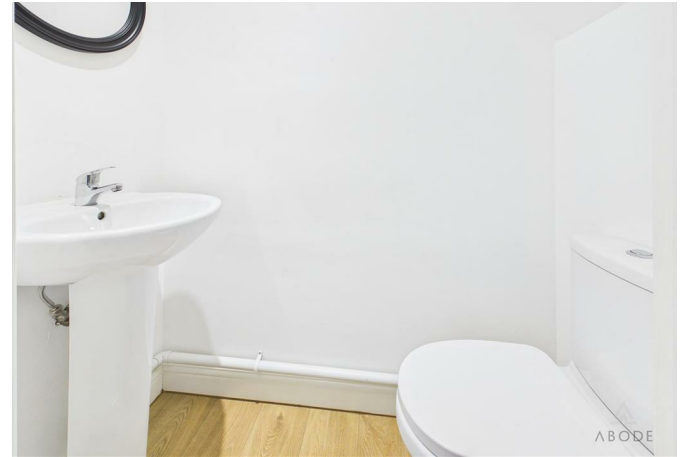
## Landing

With spotlighting, smoke alarm and access to the first floor accommodation.

## Bedroom One

A well-proportioned double bedroom with window to the rear elevation, electric storage heater and a useful over stairs airing cupboard housing the hot water immersion tank and solar inverter. The room also has a loft access.







### Bedroom Two

With window to the front elevation and electric storage heater.

### Study

Offering flexibility as a home office or occasional bedroom, with window to the front elevation and electric storage heater.

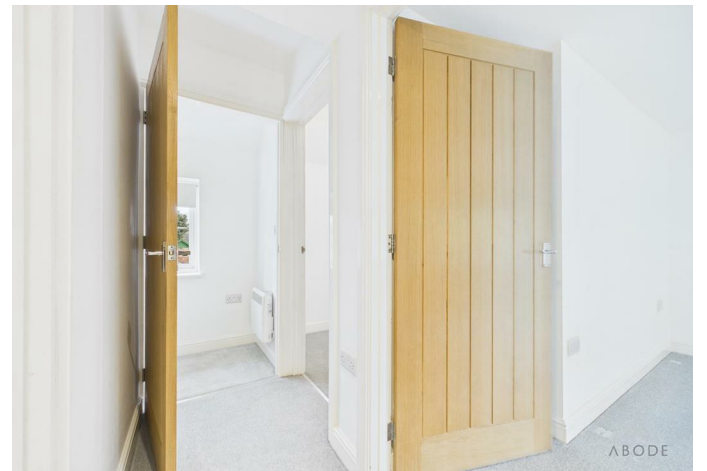
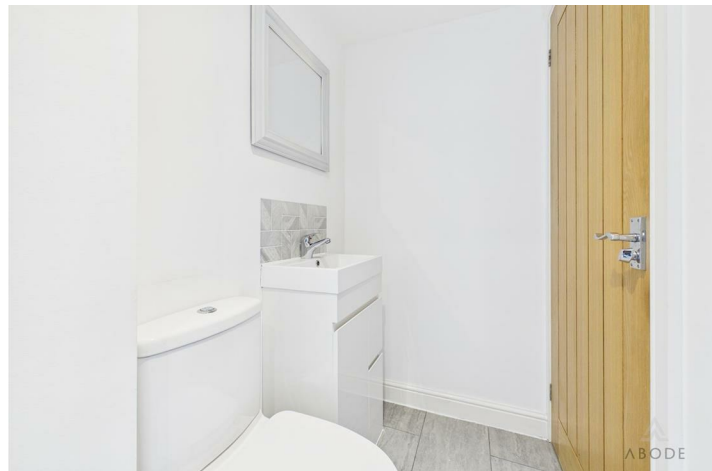
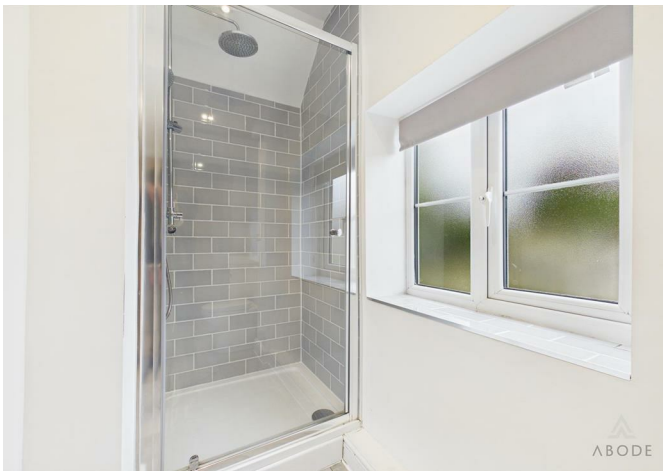
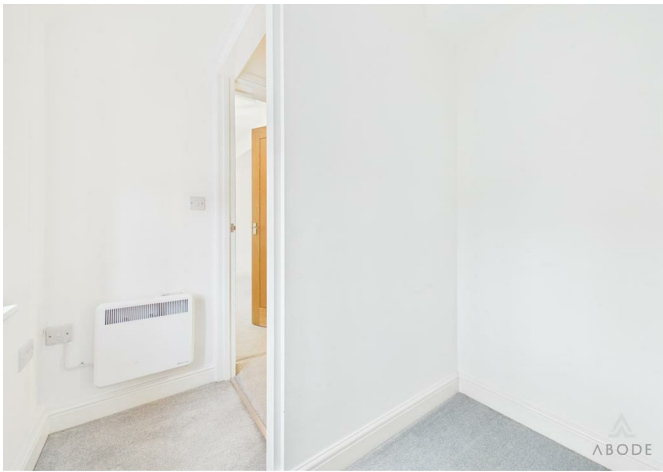
### Shower Room

Fitted with a contemporary three-piece suite comprising low-level WC, vanity wash hand basin and shower cubicle with waterfall showerhead, complemented by tiling, heated towel radiator, extractor fan and a frosted window to the side.

### Outside

Outside, there is parking to the rear aspect as well as lawned south facing gardens with enclosing hedging providing a good degree of privacy.





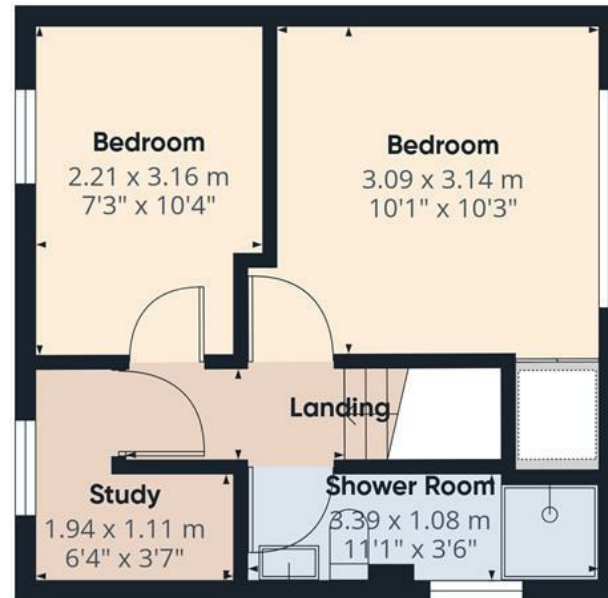








Floor 0



Floor 1

**Approximate total area<sup>m</sup>**

54.3 m<sup>2</sup>

585 ft<sup>2</sup>

**Reduced headroom**

0.1 m<sup>2</sup>

1 ft<sup>2</sup>

(1) Excluding balconies and terraces

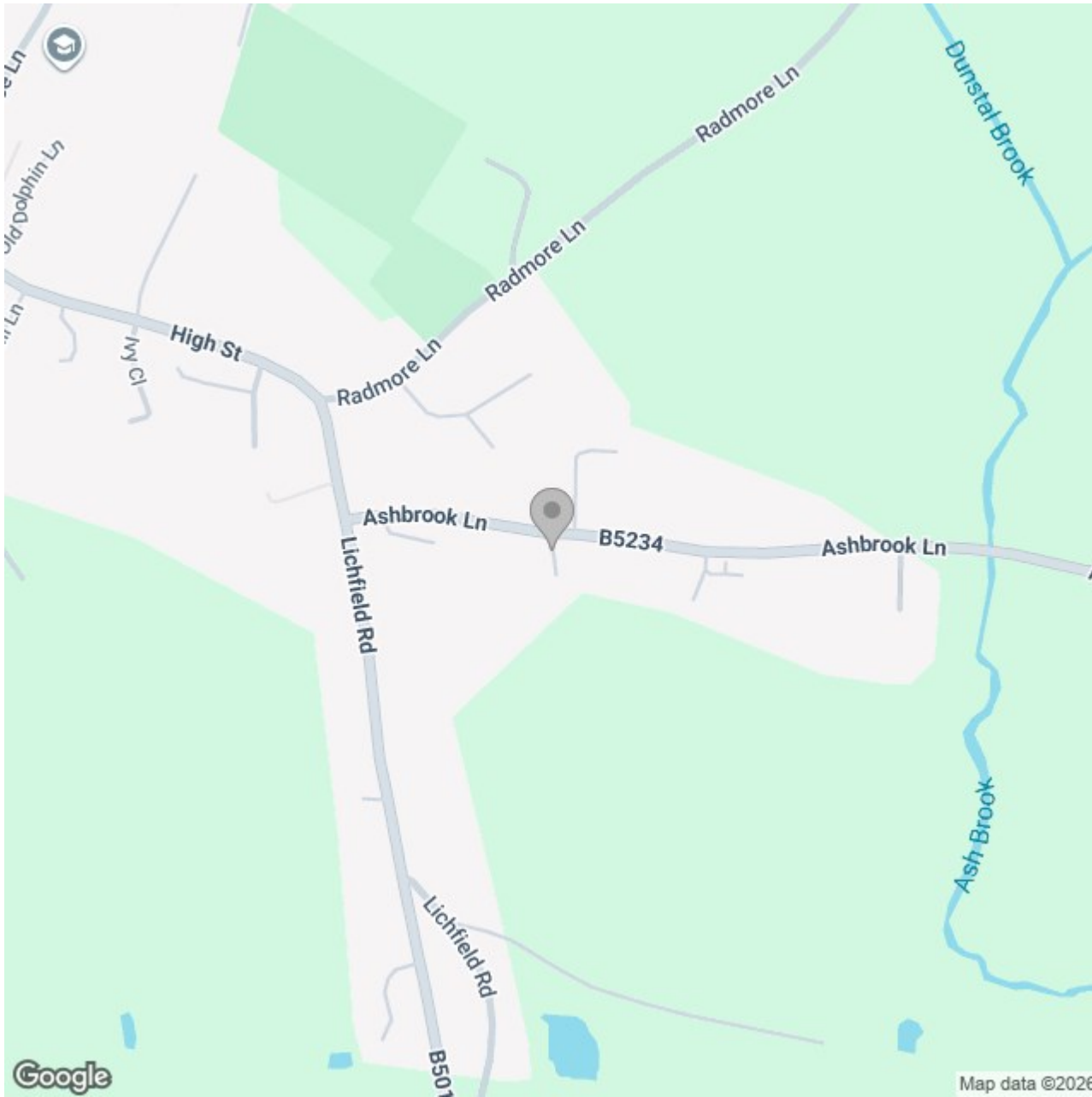
Reduced headroom

----- 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.

**GIRAFFE360**





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</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	