

Bagot Street

Abbots Bromley, Staffordshire, WS15 3DA

John German





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£399,000

NO ONWARD CHAIN

Attractive and extended cottage providing deceptively spacious accommodation with off road parking and garage, situated in the heart of this highly regarded and sought-after village.



For sale with no upwards chain involved, viewing and consideration of this character cottage is highly recommended whether looking to move up or down the property ladder. Well maintained by the current owner but also providing scope to personalise and make it your own, the home has the huge benefit and relatively unusual feature of both off road parking and a garage.

Situated in the heart of this picturesque village within walking distance of its wide range of amenities including the Richard Clarke First School, public houses and eateries, coffee rooms, doctor surgery, active village hall, numerous sports clubs and societies and the village church. The towns of Uttoxeter, Stafford, Rugeley and Burton upon Trent, plus the cathedral city of Lichfield, are all within easy commutable distance, as is Rugeley Trent Valley train station.

Accommodation - Extending to the full width of the cottage across the front is the well-proportioned living/dining room, having two windows providing light, a focal gas fire and feature surround in the living area, built-in storage and stairs rising to the first floor.

The fitted breakfast kitchen has a range of base and eye level units with worksurfaces and an inset sink unit set below the wide window, a fitted gas hob with a stainless steel extractor hood over, built-in double oven, plumbing for a dishwasher and space for a fridge/freezer. A door leads to the second reception room that would make an ideal snug or study, or maybe an occasional bedroom depending on your needs, with a rear facing window.

Completing the ground floor space is the rear porch/utility, having a fitted worktop, plumbing for a washing machine, an additional appliance space, plus access to the rear parking and outside space.

To the first floor the landing has a skylight providing natural light plus doors leading to the three good sized bedrooms, two of which can easily accommodate a double bed, with the rear facing master having a built-in double wardrobe and the benefit of a fitted ensuite bathroom. Completing the accommodation is the excellent family bathroom, having a white modern four piece suite incorporating both a panelled bath and a separate corner double shower cubicle, with fully tiled walls.

Outside - To the rear a tiered paved patio provides a delightful seating and entertaining area, leading to the garden laid to lawn with well stocked borders and space for a shed, enclosed by panelled fencing. Also adjacent to the rear of the cottage is a concrete driveway providing off road parking for 2-3 cars, a garage and adjoining useful workshop which has power and a telephone point, plus a gardeners WC.

W3W: forehand.codes.mascot

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. The neighbouring cottage has a right of access below the archway to their garage. The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.

Property construction: Standard **Parking:** Drive & garage **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

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

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

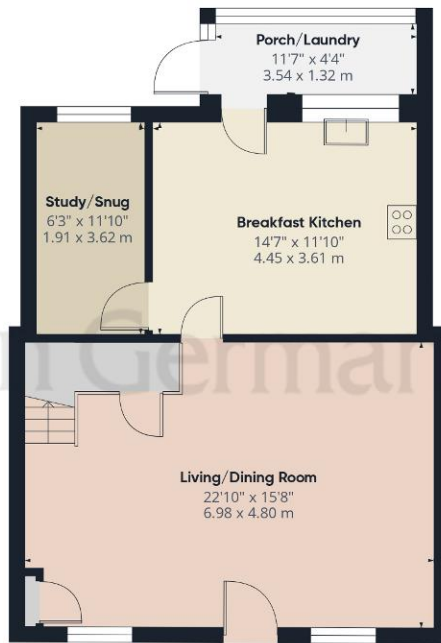
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

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

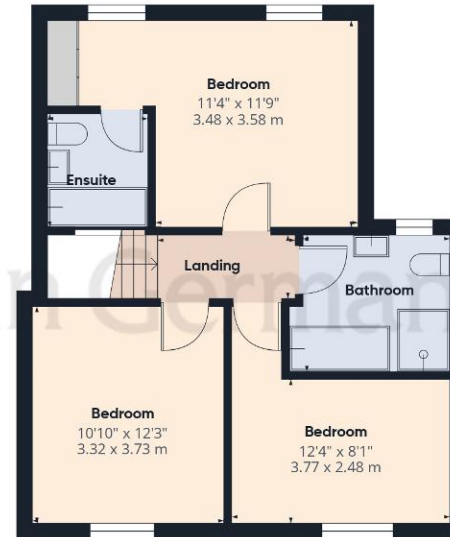
Our Ref: JGA/09012026



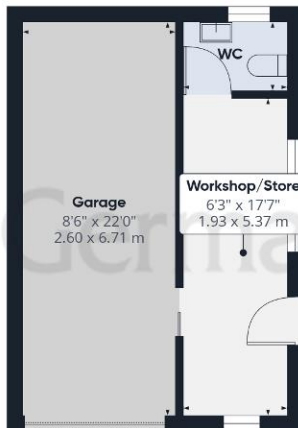




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1509 ft²

140.2 m²

(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.

GIRAFFE360



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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.

Agents' Notes

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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 | 72 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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