

Ashbrook Lane
Abbots Bromley, WS15 3DW

John German



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£350,000

Link-detached home with extended ground floor accommodation offering versatile and well-proportioned space, in need of a comprehensive cosmetic improvement programme, situated in the highly regarded and sought-after village with a south facing garden backing onto fields.

For sale with no upwards chain involved, viewing and consideration of this generously sized property is strongly recommended to appreciate the chance to refurbish and personalise the highly flexible accommodation to make the house your own home. Offering a huge amount of potential and occupying a lovely plot with a south facing garden enjoying a good degree of privacy and views over the adjoining fields.

Situated in the well-respected and desirable village within walking distance to its range of amenities, including the Richard Clarke First School, doctors' surgery, public houses and restaurants, coffee rooms, village hall, church and its numerous sports clubs and social groups. The towns of Uttoxeter, Stafford, Rugeley and Burton upon Trent, plus the Cathedral City of Lichfield are all within easy commutable distance, as is the Trent Valley rail station and surrounding road networks.

Accommodation

A uPVC part obscure double-glazed room opens to the entrance hall, where stairs rise to the first floor and doors lead to the versatile extended ground floor accommodation and the downstairs WC.

To the front of the property is the kitchen which provides space for a dining room table and chairs, having a range of base and eye level units with fitted worktops and an inset sink unit set below the wide window, a fitted hob with an extractor over and a built-in double electric oven, plus an integrated dishwasher and fridge/freezer. Also having a tiled floor and a uPVC part obscure double-glazed door opens to the adjoining carport. On the opposite side of the hallway is the separate dining room which has a wide bow window to the front.

At the rear is the generously sized lounge which has focal chimney breast with an inset log burner set on a quarry tiled hearth and brick surround, and wide sliding patio doors opening to the good-sized brick base and uPVC double glazed constructed conservatory which overlooks the south facing garden, providing additional living space with a tiled floor and wide French doors leading to the patio.

Completing the ground floor space is the double bedroom which has a built-in wardrobe and wide sliding patio doors overlooking the garden and direct access outside, this room can easily be utilised as a sitting room depending on your household's requirements.

Upstairs, the landing has doors opening to the three bedrooms, two of which can accommodate a double bed and all benefitting from built-in wardrobes. The fully tiled family bathroom has a white three-piece suite and a rear facing window, with the separate family shower room having a walk-in cubicle and a rear facing window.

Outside

To the rear, the south facing garden is enclosed to three sides and enjoys a good degree of privacy and views over the surrounding fields and countryside. Adjacent to the property is a block paved patio providing a lovely seating and entertaining area leading to the good-sized lawn which has established shrub borders and space for a shed.

To the front is a garden also laid to lawn. A tarmac driveway and turning point provides off road parking for several vehicles leading to the carport, having an inspection pit ideal for any car enthusiasts and a personnel door to the rear garden, plus access to a laundry room which has a fitted worktop with an inset sink unit, plumbing for a washing machine and space for a tumble dryer.

What3words: ///situated.pulses.character

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:

Parking: Drive & carport

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil fired central heating

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

Broadband type: 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 D

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

Our Ref: JGA/17062026

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Ground Floor

Approximate total area⁽¹⁾

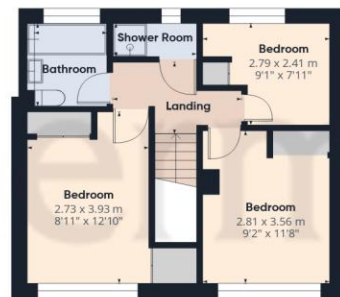
147.1 m²

1585 ft²

Reduced headroom

1.4 m²

15 ft²



Floor 1

(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.

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.

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	47 E	
21-38	F		
1-20	G		



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