



The Birches, 11 Ashbrook Lane, Abbots Bromley, WS15 3DW



Offered with the benefit of no upward chain this immaculately presented detached bungalow, showcasing contemporary open plan interiors, two/three double bedrooms and a secluded garden plot with ample parking to the front. Having been previously extended and refurbished throughout, this beautifully maintained property offers accommodation extending over a single level, being ideal for those looking for single storey living in this desirable location. The generous loft also features skylights, and presents potential to convert (subject to relevant permissions). The L shaped hallway opens into a spacious lounge, open plan kitchen with living and dining areas and utility room, with a versatile reception room/third bedroom accessed via the lounge. Two further double bedrooms are serviced by a family bathroom and a master en suite. The Birches is set at a delightful elevated position enjoying a peaceful setting and a secluded plot, with cottage gardens and ample off street parking to the front aspect. Low maintenance gardens extend to the rear benefitting from a good degree of privacy, and the property is serviced by double glazed windows and mains gas central heating.

The Birches is ideally positioned close to the heart of Abbots Bromley, enjoying a prime setting with convenient access to both village amenities, commuter routes and picturesque surrounding countryside. Famed for its annual Horn Dance, Abbots Bromley is set within a Conservation area and is home to an array of shops, a primary school, doctors, traditional pubs, a village hall and a historic church, the tower of which can be seen from the gardens. The village has also formerly been named as one of the Top 12 Places to Live in the Midlands by the Sunday Times. There are a range of highly regarded independent schools nearby including Lichfield Cathedral, Denstone College and Repton School, and the property lies within catchment for the Richard Clarke First School which feeds on to Oldfields Middle and Thomas Alleyne's High in Uttoxeter. The location benefits from good links to the A515, A50 and A38 giving access to major commercial centres of the Midlands, regular rail links to Birmingham and London can be found in nearby Lichfield and Rugeley, and the International Airports of Birmingham and East Midlands are both within an easy drive.



- Spacious Detached Bungalow
- Offered with No Chain
- Contemporary Open Plan Living
- Popular Village Location
- Stunning Living & Dining Kitchen
- Spacious Lounge
- Reception Hall & Utility
- Two Double Bedrooms
- Third Double Bedroom/Dining Room
- En Suite Wet Room & Refitted Bathroom
- Gardens with Pleasant Open Outlook
- Elevated Position & Ample Parking
- Walking Distance to Village Centre

**Lounge** 5.36 x 3.66m (approx. 17'7 x 11'11)  
A spacious reception room having oak flooring, a bay window to the front, and a further window to the side

**Stunning Open Plan Dining & Living Kitchen** 6.63 x 6.02m (approx. 21'9 x 19'9)  
A stunning feature of this individually designed home, extending to a superb size and enjoying twin bifold doors opening out to the rear garden. The **Kitchen** is fitted with a range of shaker style wall and base units with granite worksurfaces over, housing an inset Belfast sink and integrated appliances including oven, gas hob, dishwasher, fridge and freezer. An island unit houses a breakfast bar to one side, and oak flooring extends into the **Living & Dining Rooms**, where an orangery style ceiling lantern provides plenty of natural light. A door opens into:

A traditional canopy porch leads to the solid oak front door, opening in turn to the L shaped **Reception Hall**. Oak flooring extends throughout, there is access to the spacious loft and doors open into:





**Utility** 3.06 x 1.24m (approx. 10'0 x 4'0)  
Having fitted wall and base units housing a stainless steel sink with side drainer and spaces for washing machine and tumble dryer. With tiled flooring and a skylight

Doors open from the L shaped hallway into:

**Master Bedroom** 4.63 x 3.02m (approx. 15'2 x 9'11)  
A good sized double room having oak flooring, double doors opening out to the garden and a shelved cupboard. With private use of:

**En Suite** 3.03 x 1.48m (approx. 9'11 x 4'10)  
Comprising an ornate Sanitan suite having pedestal wash basin, WC and walk in shower, with tiled flooring, tiled splash backs, an obscured window and chrome heated towel rail

**Bedroom Two** 5.33 x 2.68m (approx. 17'5 x 8'9) – max  
Another generous double room, having a window to the front, oak flooring and door into:

**Jack & Jill Bathroom** 2.02 x 1.79m (approx. 6'7 x 5'10)  
A refitted suite comprises pedestal wash basin, low level WC and bathtub with shower over, having wall

boarding, chrome heated towel rail and an obscured window to the front. A door also opens to the **Reception Hall** allowing for the bathroom to serve as a guests WC and a bathroom for:

**Bedroom Three** 5.02 x 2.44m (approx. 16'5 x 8'0)  
Accessed from the sitting room, this third bedroom or potential reception room has wooden flooring and a window to the front







Floor Area: 1,388 ft<sup>2</sup>



### Outside

The Birches is set at an elevated position back from Ashbrook Lane, having a sweeping tarmac driveway rising to the front allowing for parking for a number of vehicles. Cottage style gardens provide privacy to the front aspect and there is gated access leading to the rear garden.

### Rear Garden

To the rear is a low maintenance garden, being minimally overlooked to all sides and securely enclosed to all sides. A paved patio leads onto artificial lawns edged with shaped borders, a shed is included in the sale and there is exterior water and lighting.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Parker Hall has a legal and professional obligation to ensure the marketing of our properties is accurate and not misleading in accordance with the Consumer Protection from Unfair Trading Regulations 2008. Our vendors have signed off this brochure, confirming that all details are accurate and not misleading, which includes the written text, photographs, site plan and floor plans.

**General note:** 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.

**Measurements:** Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.