

High Street

Abbots Bromley, Staffordshire, WS15 3DL

John 
German



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£385,000

A superbly improved and tastefully refurbished Grade II listed Georgian period detached house in the heart of the historic village of Abbots Bromley. Beautifully appointed accommodation of great character including two reception rooms, stunning fitted kitchen and three double bedrooms.

The desirable village of Abbots Bromley offers good local amenities including two churches, a doctors surgery, general store and a range of public houses, the village is well known for its links with Blithfield Reservoir which is about a mile away to the west and offers sailing, fishing, ornithology and excellent walks.

The property has been tastefully refurbished by the current owners in the last few years and occupies a lovely village location ideal for commuting to several Midland towns including Lichfield, Burton on Trent, Uttoxeter, Stafford and further afield to Birmingham and Derby. The accommodation has gas fired central heating with Victorian style radiators and comprises in detail;

Main front door entrance to the lobby hall which has doors leading off to the lounge and to the dining room. The lounge has a front aspect sash window, stone flooring and inglenook style fireplace with flagstone hearth, cross beam and recessed stove fire. There is an inner hall with a parquet floor, stairs leading to the first floor and access door down to the cellar which has an arched ceiling, herringbone brick floor and curving steps leading from the hall.

The dining room has panelled walls, a sash window and an imposing feature fireplace with open grate. The refitted kitchen has wood block floor, a range of base and wall cupboards, a white glazed sink, granite work surfaces, Aga range cooker and the kitchen leads through to a utility area which has a tiled floor, white glazed sink, work surfaces, plumbing for a washing machine and there is a wall mounted Ideal gas central heating boiler. Leading from the utility area is a cloakroom with tiled floor, high flush Victorian style w.c, wash basin and heated towel rail.

On the first floor is a landing with a rear aspect window and door leading to the stairway which gives access to the second floor. Bedroom one is at the front of the property with a sash window and a large walk-in wardrobe together with a cast iron fireplace. The second bedroom also has a front aspect window and a double doored walk-in wardrobe. The family bathroom has an engineered oak floor, freestanding bath, large glazed wash basin, w.c and spacious walk-in tiled shower.

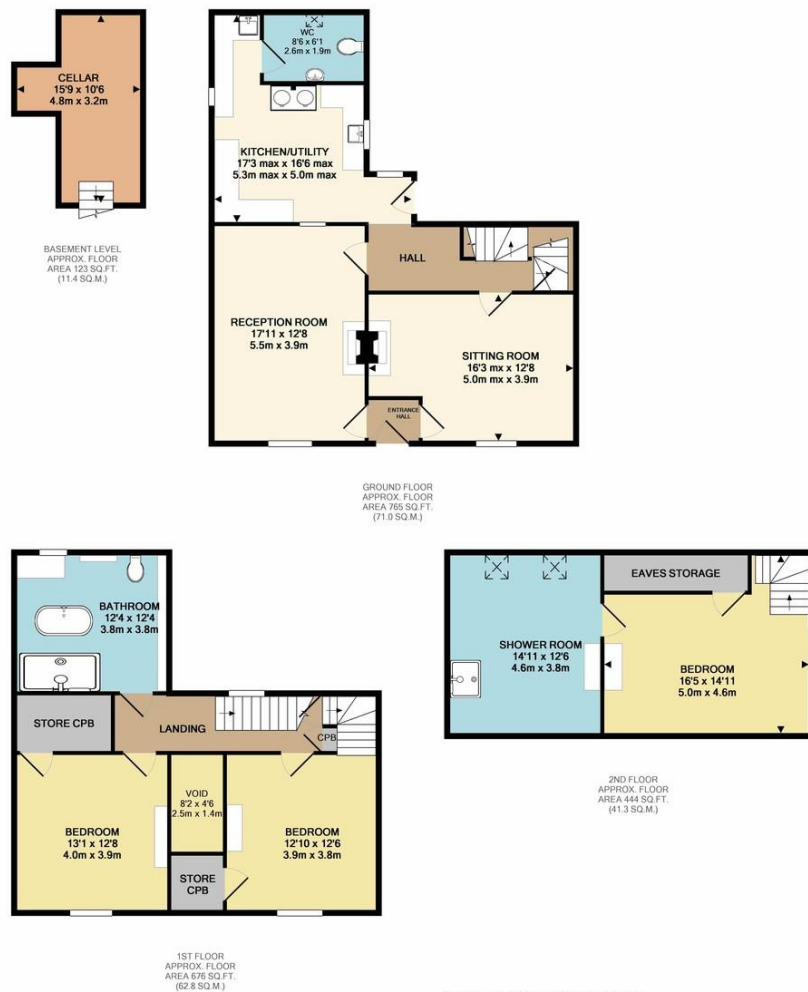
On the second floor is the master bedroom which has a cast iron fireplace, side aspect window and a low doorway leading through to the en suite bathroom which has an engineered oak floor, two velux windows and plumbing in place. Please note the fittings are not in place and would be the responsibility of the new owner.

Outside

Front walled garden and small rear garden area.







BANK HOUSE, ABBOTS BROMLEY, WS15 3DL
TOTAL APPROX. FLOOR AREA 2008 SQ. FT. (186.5 SQ. M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Notes

Allocated parking for one car is provided with access via the school owned drive.

Local Council

East Staffordshire Borough Council. Band E.

Tenure

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

Services

Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites

www.environment-agency.co.uk www.eaststaffsbc.gov.uk

Ref: JGA/280219

Floor Plan Clause

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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.

Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.

EPC NOT REQUIRED (GRADE II LISTED)

John German

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