



9 Needwood Grange Rugeley, Abbots Bromley, WS15 3AU

**** OPEN DAY, SATURDAY 6TH JULY - 10AM - 2PM, NO APPOINTMENT NECESSARY ****

**** FOUR BEDROOM DETACHED FAMILY HOME ** GARAGE ** AMPLE PARKING ** LANDSCAPED GARDENS ****

Situated in the heart of Abbots Bromley stands this beautifully presented four-bedroom detached family home boasts stunning landscaped gardens and an attached garage. The property offers a welcoming hallway, downstairs bathroom, inner hallway, dual aspect lounge, kitchen/diner, four bedrooms, and a family bathroom.

Viewings are strictly by appointment only and can be arranged by contacting ABODE Estate Agents.

Asking Price £389,950

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4



2



1



C

Area

Ground Floor

First Floor

Outside



Directions



Ground Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxeter-Ashbourne
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	