ABODE
SALES & LETTINGS

Ashbrook Lane, Abbots Bromley, Staffordshire, WS15 3DW

**Asking Price £280,000**



https://www.abodemidlands.co.uk










NO CHAIN | SOLAR PANELS | EASY LIVING | MOVE IN READY

Clara Cottage is superbly positioned in the very heart of the historic and highly desirable village of Abbots Bromley. This attractive detached new build home offers modern, energy-efficient living with the added benefit of off-road parking, making it an ideal purchase for those looking to downsize or for use as a holiday let investment.

Abbots Bromley itself provides a wealth of amenities. The village also benefits from excellent sporting facilities including tennis courts, football and cricket pitches, while nearby Blithfield Reservoir offers a scenic setting for walking, birdwatching, fishing and sailing. A variety of local organisations and societies contribute to a strong and active community atmosphere.

The location is well placed for access to the A38 and A50, providing links to the wider motorway network. Rail connections can be found at nearby Rugeley Trent Valley and Lichfield stations.

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## Hallway
Entered via a composite side entrance door, with panelled flooring, a useful under stairs storage cupboard, window to the rear elevation, consumer unit and access to the main living accommodation.

## Living/Dining Area
A bright and welcoming open-plan space with UPVC double glazed French doors opening onto the rear garden, complemented by additional windows allowing for ample natural light, and an electric storage heater and master telephone socket.

## Kitchen
Fitted with a range of matching wall and base units with wood block effect work surfaces, incorporating integrated appliances including fridge, freezer, dishwasher, stainless steel sink with mixer tap, induction hob and oven/grill, with windows to the front and side elevations providing a pleasant outlook.

## Cloaks/WC
Fitted with a WC and wash hand basin with mixer tap, finished with panelled flooring, spotlighting and extractor fan.

## Landing
With spotlighting, smoke alarm and access to the first floor accommodation.

## Bedroom One
A well-proportioned double bedroom with window to the rear elevation, electric storage heater and a useful over stairs airing cupboard housing the hot water immersion tank and solar inverter. The room also has a loft access.

## Bedroom Two
With window to the front elevation and electric storage heater.

## Study
Offering flexibility as a home office or occasional bedroom, with window to the front elevation and electric storage heater.

## Shower Room
Fitted with a contemporary three-piece suite comprising low-level WC, vanity wash hand basin and shower cubicle with waterfall showerhead, complemented by tiling, heated towel radiator, extractor fan and a frosted window to the side.

## Outside
Outside, there is parking to the rear aspect as well as lawned south facing gardens with enclosing hedging providing a good degree of privacy.







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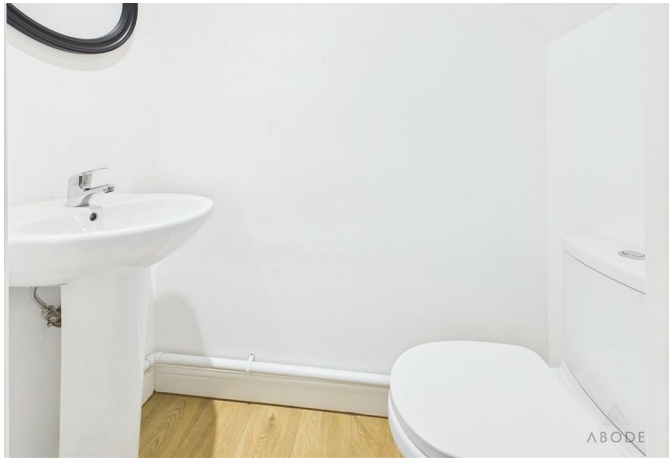
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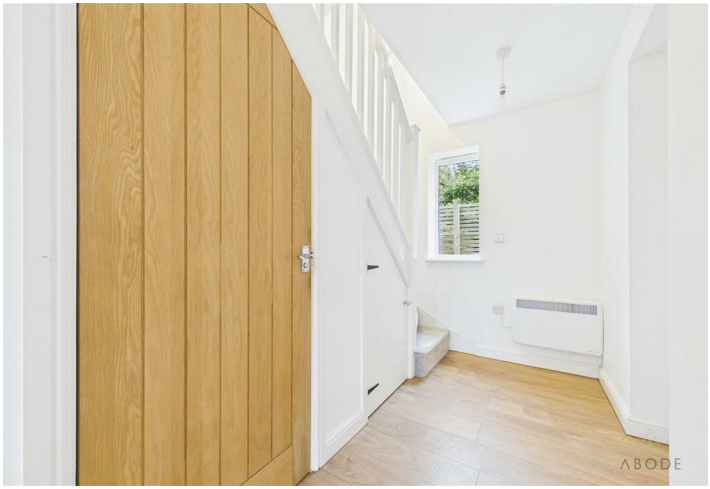
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## AML Disclaimer -

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds.

Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners. These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.

Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

## PIF Disclaimer - General

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.


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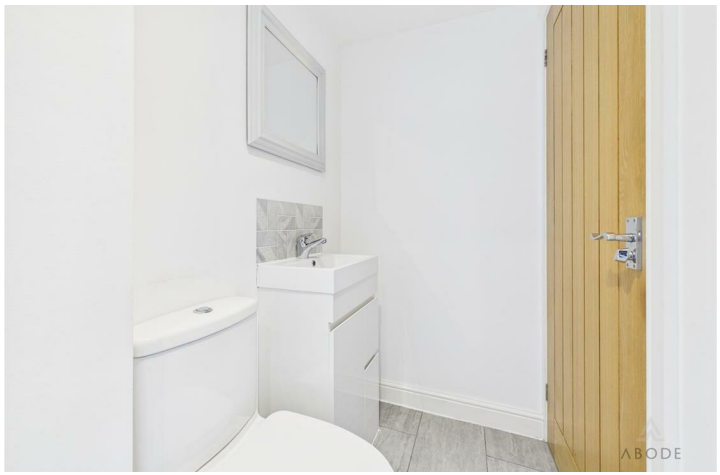
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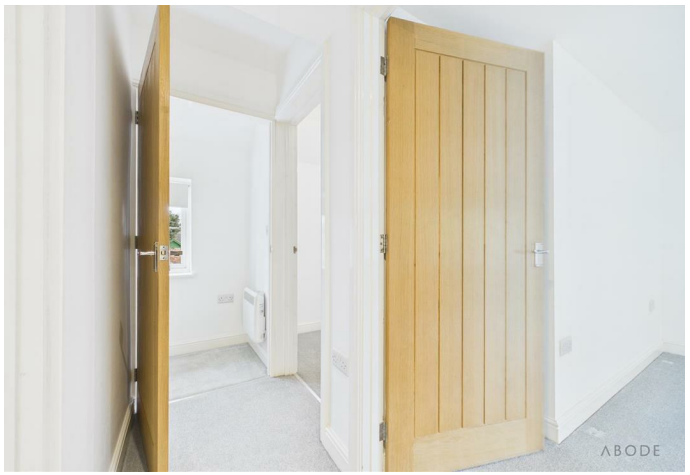
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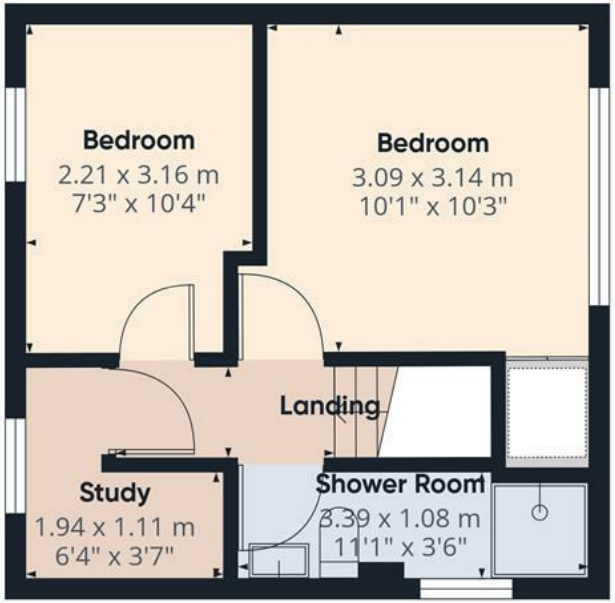
Floor 0




Floor 1

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**Approximate total area**(1)

54.3 m²

585 ft²

**Reduced headroom**

0.1 m²

1 ft²

(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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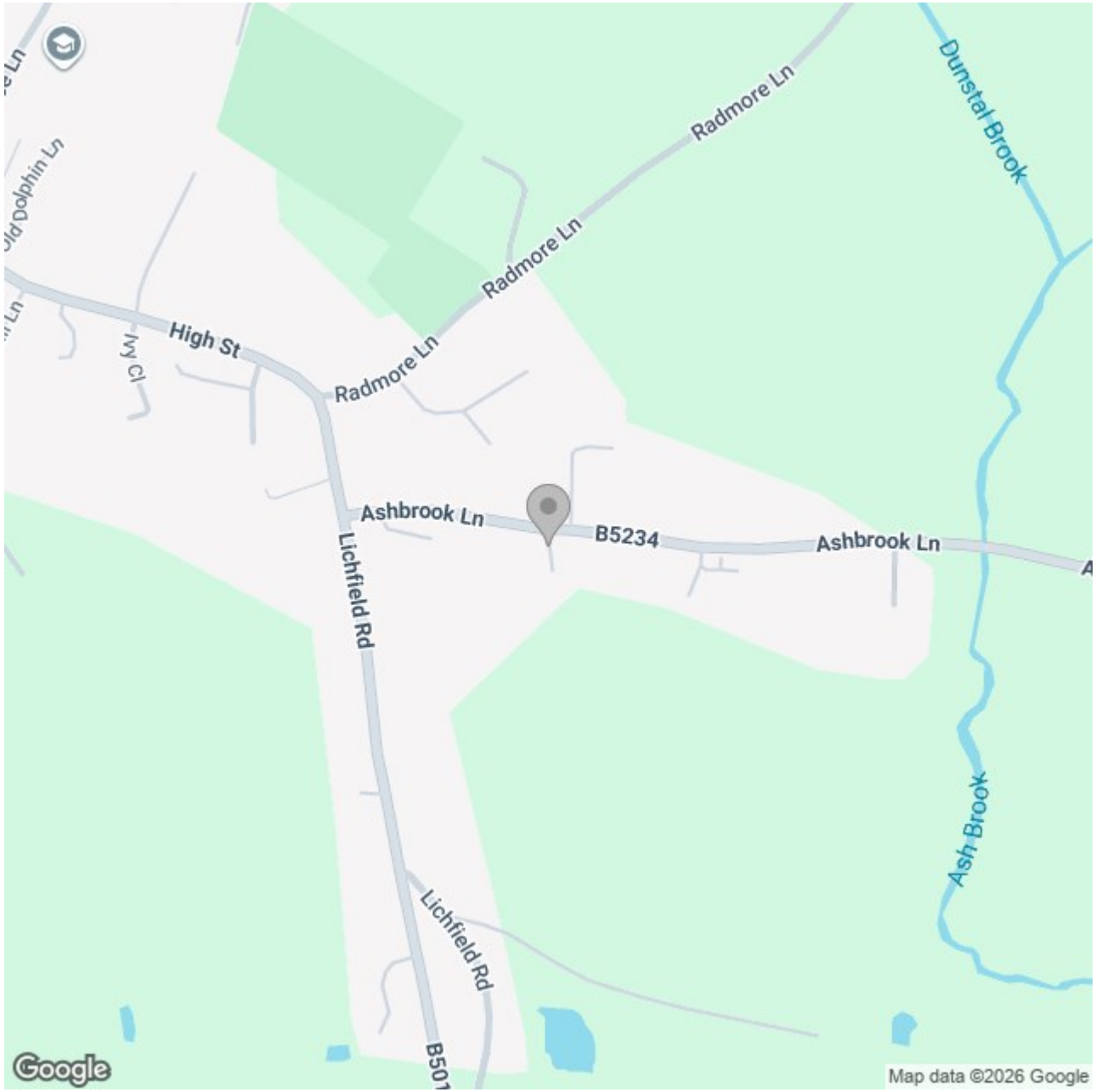


## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | 76 | |
| (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 | |



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 firms employment has the authority to make or give any representation or warranty in respect of the property.