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SALES & LETTINGS

Ashbrook Lane, Abbots Bromley, Staffordshire, WS15 3DW

Asking Price £270,000



https://www.abodemidlands.co.uk







A well-presented and thoughtfully designed three-bedroom property with south facing gardens, offering versatile accommodation arranged over two floors. The ground floor comprises a modern fitted kitchen with a range of integrated appliances and breakfast bar, opening into a spacious lounge/diner with French doors providing access to the rear garden.

To the first floor are two well-proportioned bedrooms, a versatile cot room/study and a contemporary shower room. The property benefits from UPVC double glazing, gas central heating and useful built-in storage.

Externally, the property benefits from two off-road parking spaces situated to the rear, with the garden enclosed by attractive timber Venetian-style fencing to the perimeter. The rear garden features an Indian stone-paved patio, creating a low-maintenance outdoor space ideal for seating and entertaining. Established trees along the rear boundary provide a good degree of privacy to the plot.

The property is offered for sale with no onward chain and vacant possession, providing a straightforward opportunity for prospective purchasers.

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Area
Abbots Bromley is a picturesque and historic Staffordshire village, offering a welcoming community atmosphere alongside a peaceful rural setting. The village provides a good range of local amenities and services, including a primary school, medical facilities, village hall, public houses, cafés, shops and a variety of independent businesses.

The village has a strong community spirit, with numerous clubs, societies and sporting organisations, together with a programme of local events and activities. Abbots Bromley is also renowned for its traditional Horn Dance, adding to the village's distinctive character and heritage.

For those who enjoy the outdoors, the surrounding Staffordshire countryside provides excellent opportunities for walking and recreation, with Bagot's Park, woodland and Blithfield Reservoir all within the wider area. The village also offers convenient road connections to Uttoxeter, Rugeley, Burton upon Trent and Lichfield.

Kitchen
Upon entering the property, the kitchen features complementary tiled flooring and a range of matching wall and base units, incorporating cupboards and drawers with wood-block-effect work surfaces and matching breakfast bar. The kitchen is well equipped with a range of integrated appliances, including a dishwasher, fridge freezer and washing machine, together with a four ring hob, oven and grill.

There is a stainless-steel sink and drainer with mixer tap, ceiling spotlights and a composite side entrance door. The kitchen also houses the electrical consumer unit and electricity meter, with a central heating radiator and staircase rising to the first-floor landing.

An open archway leads through to:

Living/Dining Room
A spacious lounge/diner featuring a UPVC double-glazed window overlooking the front elevation, TV aerial point and two central heating radiators. UPVC double-glazed French doors provide access to the rear patio, allowing plenty of natural light into the room.

Landing
The first-floor landing benefits from a smoke alarm and provides access to all bedrooms and the shower room via internal oak-veneer doors.

Bedroom One
A well-proportioned bedroom featuring a UPVC double-glazed window overlooking the front elevation and a central heating radiator.

Bedroom Two
A further bedroom with a UPVC double-glazed window overlooking the rear elevation and a central heating radiator.

Cot Room/Study
A versatile room suitable for use as a nursery, cot room or home office, featuring a UPVC double-glazed window to the side elevation and a central heating radiator.

Shower Room
The modern shower room comprises a three-piece suite including a low-level WC with concealed/continental-style flush, floating wash hand basin with mixer tap and tiled splashback, and a shower enclosure with waterfall-style showerhead. Complementary wall tiling, useful built-in storage cupboards and a chrome heated towel radiator complete the room. There is also a UPVC double-glazed frosted window to the side elevation.pu






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Outside

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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.

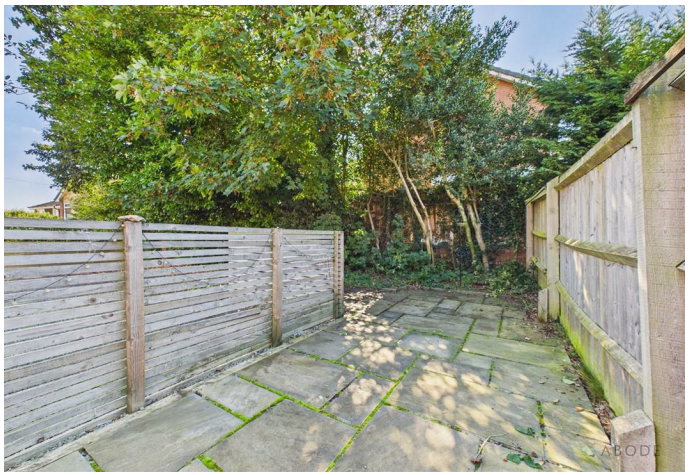














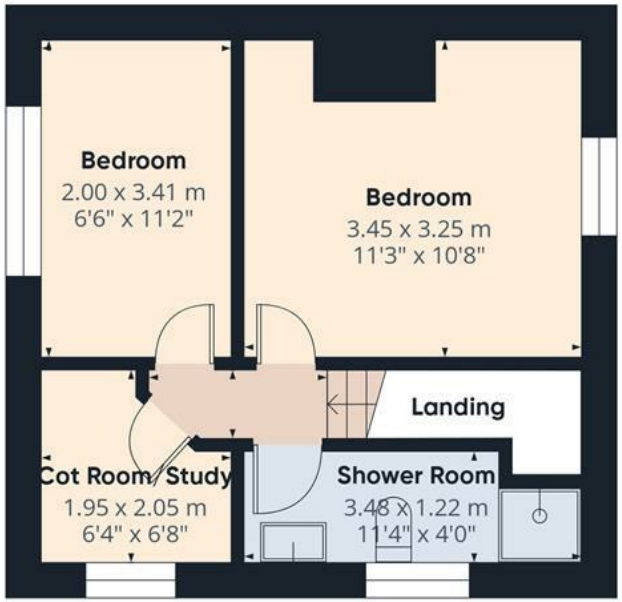



Digitally Altered


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Floor 0



Floor 1



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Approximate total area(1)

55.6 m²

599 ft²

Reduced headroom

0.7 m²

8 ft²

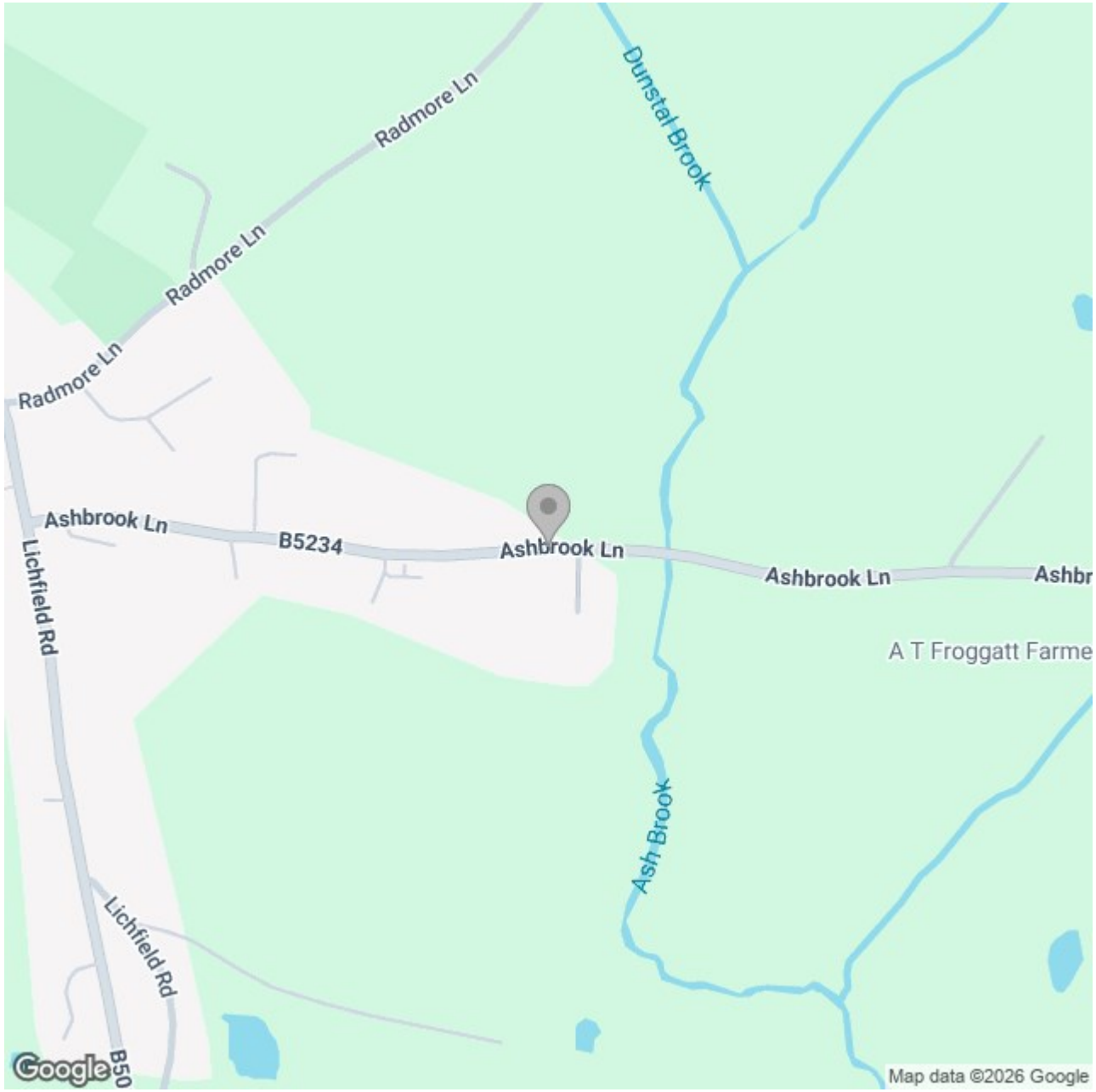
(1) Excluding balconies and terraces

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		84
(69-80) C		
(55-68) D		
(39-54) E	52	
(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.