





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.



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.

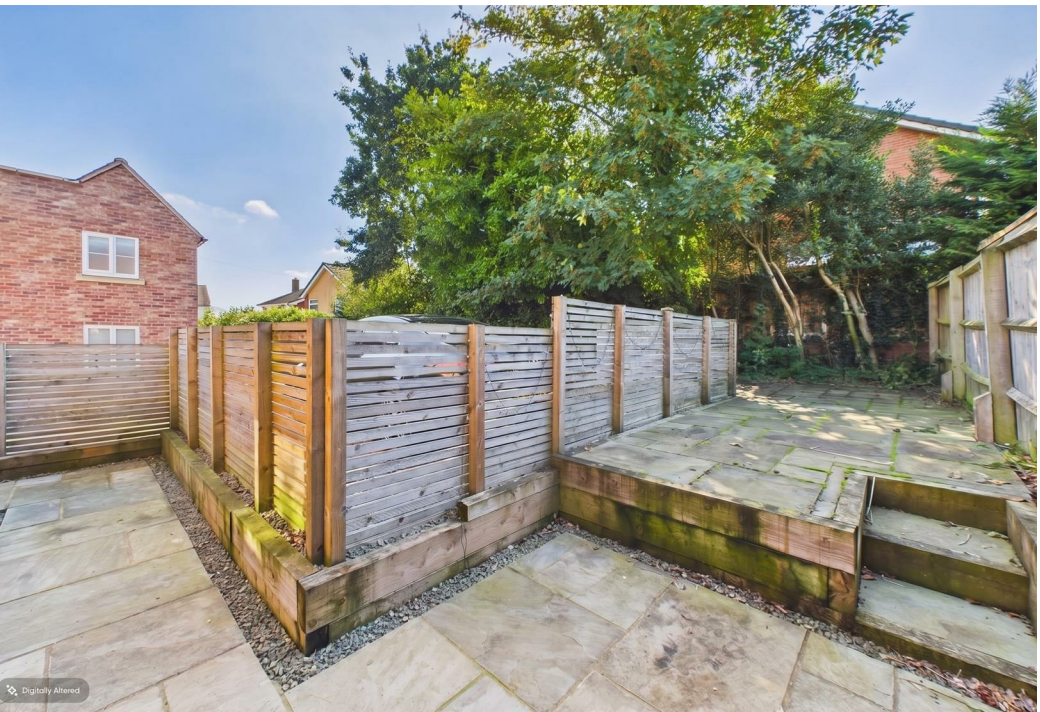
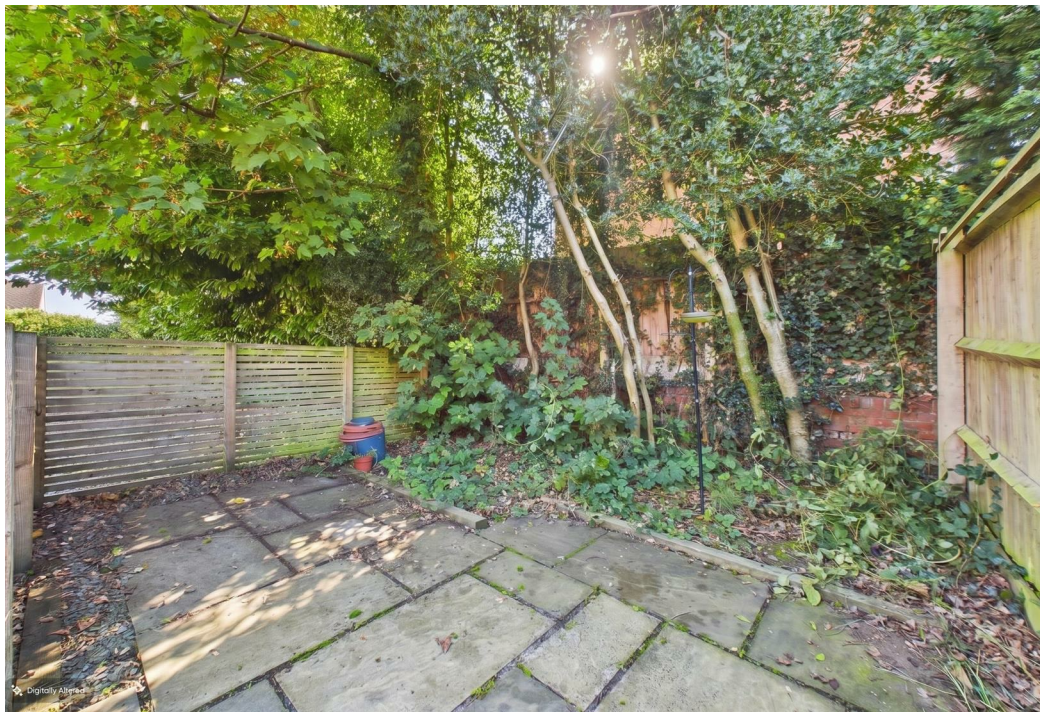
Shower Room

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.

Outside

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.







Floor 0



Floor 1

Approximate total area^m
55.6 m²
599 ft²

Reduced headroom
0.7 m²
8 ft²

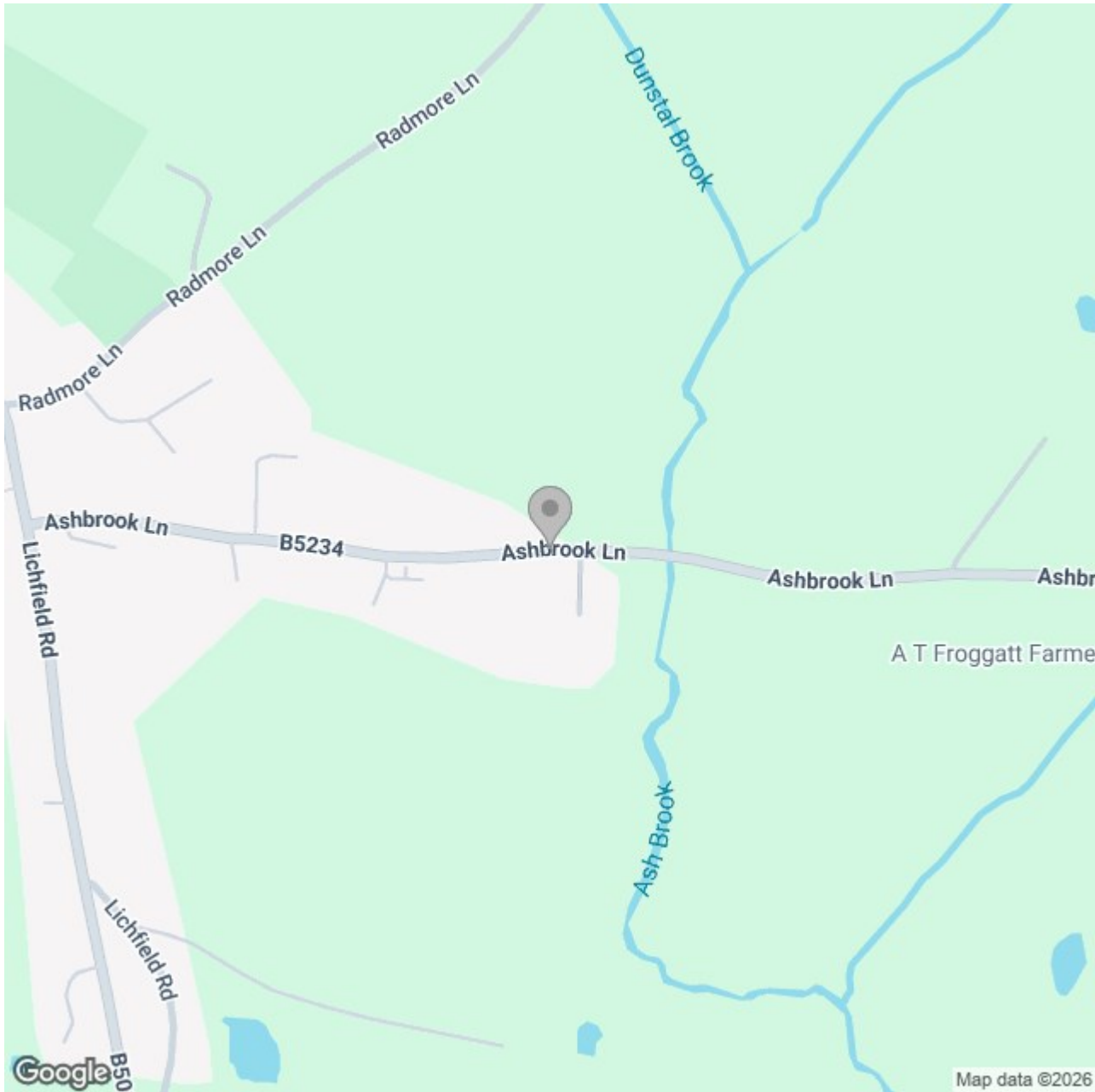
(1) Excluding balconies and terraces

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.

GIRAFFE360





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 