

Bill Tandy

and Company

Stoneleigh, Lichfield Road, Abbots Bromley, Rugeley,
Staffordshire, WS15 3DL

Bill Tandy

and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

Stoneleigh, Lichfield Road, Abbots Bromley, Rugeley, Staffordshire, WS15 3DL

£650,000

Bill Tandy and Company are delighted in offering for sale this contemporary detached family home which has been superbly improved and updated and is located in the sought after village of Abbots Bromley. The property lies on the edge of this desirable village with the benefit of views of open fields to the rear and is positioned on a generously sized plot. The property has undergone substantial improvement and provides a contemporary feel throughout and for this reason we strongly urge internal viewings for the property to be fully appreciated. The house itself comprises entrance porch, reception hall, guests cloakroom, through lounge, open plan family dining kitchen and utility room. On the first floor are four generously sized bedrooms, one having a modern en suite shower room, and a family bathroom. To the front of the property is a block paved driveway for numerous vehicles leading to the garage, side gate and superb entertaining space set to the rear with generous paved areas, sheltered pergola, shaped lawn, picket fence to the rear and superb views beyond.



LOCATION

Abbots Bromley is a highly sought after and desirable village setting within Staffordshire, and is superbly located a short distance away from the cathedral city of Lichfield, Rugeley town centre and Uttoxeter. Abbots Bromley was rated the best place to live in the Midlands by the Sunday Times in 2013 and again in 2016. The village is a regular entrant, and often winner, of Staffordshire's Best Kept Village competition. The village currently enjoys numerous pubs, Indian restaurant, cafe, convenience stores and small business outlets. Further amenities can be found a short distance away in neighbouring towns and cities. One of the distinct features of the village are the superbly protected and historic buildings within this desirable Conservation Area.

ENTRANCE PORCH

approached via a contemporary composite entrance door and having oak internal door to:

RECEPTION HALL

having feature staircase with glass and oak balustrade rising to the first floor, oak floor, radiator, spotlighting and doors open to:

GUESTS CLOAKROOM

having chrome towel rail, modern suite comprising pedestal wash hand basin with tiled surround and low flush W.C.

THROUGH LOUNGE

5.45m x 3.32m (17' 11" x 10' 11") having double glazed bow window to front, double glazed French doors to rear garden, oak floor, radiator, coving and ceiling spotlighting, feature fireplace with cast-iron log burner and wooden beamed mantel above, bespoke furniture comprising base and wall mounted storage and space and provision for a wall mounted T.V.

DINING KITCHEN

6.95m x 3.32m (22' 10" x 10' 11") this generously sized family dining kitchen has double glazed windows and French doors to rear, radiator, tiled flooring, ceiling spotlighting and speakers and feature stone clad wall with space and provision for wall mounted T.V. There is a range of high gloss contemporary units comprising base cupboards and drawers surmounted by round edge work tops, wall mounted cupboards with under-cupboard lighting, inset stainless steel one and a half bowl sink with swan neck mixer tap, LED plinth lighting, central island unit with breakfast bar, base storage cupboards and wine cooler, inset Neff 'slide and hide' oven and microwave above, five ring gas hob with extractor fan above, integrated fridge/freezer and additional freezer and door to:



UTILITY

1.77m x 1.67m (5' 10" x 5' 6") having round edge work surface with space below for washing machine and tumble dryer, base storage cupboard with plinth heater below, inset stainless steel sink, double glazed window to front, tiled flooring and door to garage.

FIRST FLOOR LANDING

having doors leading off to:

BEDROOM ONE

5.47m x 3.33m (17' 11" x 10' 11") a generous through room having double glazed windows to front and rear, spotlighting, radiator door to: useful walk-in wardrobe and further door opens to:

EN SUITE SHOWER ROOM

1.76m x 1.69m (5' 9" x 5' 7") having double glazed window to rear, tiled flooring, modern white suite comprising wall mounted contemporary vanity unit with pebble shaped wash hand basin with mixer tap above, low flush W.C., shower enclosure with waterfall style shower head and full ceiling height tiling surround with mosaic border.

BEDROOM TWO

4.39m x 2.70m (14' 5" x 8' 10") having double glazed window to rear, radiator and ceiling spotlighting.

BEDROOM THREE

4.13m x 2.70m (13' 7" x 8' 10") having double glazed window to front, radiator, ceiling spotlighting and recessed space for wall mounted T.V.



BEDROOM FOUR

3.02m x 2.30m (9' 11" x 7' 7") having double glazed window to rear, radiator and square archway leading to a recessed wardrobe space with hanging rail.

FAMILY BATHROOM

2.24m x 2.00m (7' 4" x 6' 7") having double glazed window to front, chrome heated towel rail, tiled flooring, modern white suite comprising pedestal wash hand basin with tiled surround to full ceiling height with mirror, low flush W.C. and twin ended bath with centrally positioned mixer taps with shower head attachment, further twin headed shower appliance over and ceiling spotlighting.

OUTSIDE

To the front of the property is a generously sized block paved driveway with lighting providing parking for numerous cars leading to the garage and side gate. To the rear of the property is a generously sized garden having a substantial paved patio area ideal for entertaining, steps lead to an additional raised paved area with sheltered pergola, shaped lawn beyond with well stocked mature borders, fenced surround and a picket fence to the rear with gate provides superb views of fields beyond.

GARAGE

5.53m x 2.45m (18' 2" x 8' 0") having an electrically operated roller shutter entrance door, window to rear, inner courtesy door, light and power and wall mounted boiler.

COUNCIL TAX

Band E.



FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone and Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



INDEPENDENT PROFESSIONAL ESTATE AGENTS

STONELEIGH, LICHFIELD ROAD, ABBOTS BROMLEY WS15 3DL

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2024

3 Bore Street, WS13 6LJ
lichfield@billtandy.co.uk
Tel: 01543 419400

www.billtandy.co.uk



Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS