



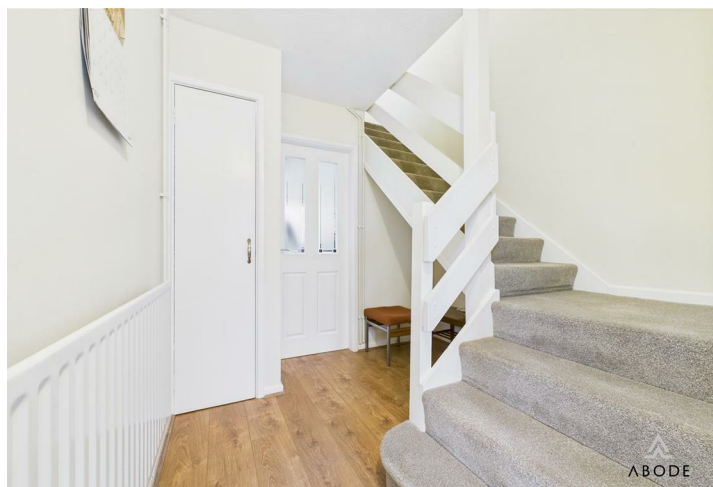


Tucked away on a quiet cul-de-sac in the highly sought-after village of Abbots Bromley, this well-maintained three-bedroom semi-detached home is offered with no upward chain. The property occupies a larger-than-average plot with spacious rear gardens, a long tarmac driveway, and a single garage, making it an ideal purchase for families or those looking for generous outdoor space.

The ground floor comprises a welcoming entrance hall with oak-effect flooring, a bright lounge with an electric fireplace, a convenient cloakroom/WC, and a well-equipped kitchen with integrated appliances, which flows through to the dining room. Upstairs, there are three good-sized bedrooms—two with built-in storage—and a modern family bathroom, with loft access and an airing cupboard on the landing.

Outside, the extensive rear garden features lawned areas, a greenhouse, and well-stocked borders, enclosed by fencing and hedging for privacy. The driveway provides ample off-road parking and leads to a single garage with lighting.

Located in the heart of Abbots Bromley, one of Staffordshire's most desirable villages, the property benefits from a strong sense of community, local amenities, countryside surroundings, and excellent commuter links—offering a superb quality of life in a picturesque setting.



Entrance Hall

A welcoming entrance hall featuring oak-effect panelled flooring throughout, central heating radiator, and a staircase rising to the first-floor landing. Also benefiting from a useful utilities cupboard with eye-level shelving, smoke alarm, and internal doors leading to the lounge, cloakroom/WC, and kitchen/dining room.

Lounge

A bright and comfortable reception room with a UPVC double glazed window to the front elevation and a central heating radiator. The focal point of the room is an electric fireplace with a timber Adam-style surround. Additional features include a dado rail and TV aerial point.

Cloakroom/W.C.

Fitted with a low-level WC and a modern floating wash hand basin with tiled splash back. Finished with oak-effect panel flooring, a central heating radiator, coat hooks, and an electrical consumer unit. A UPVC double glazed frosted window to the front elevation provides natural light.







Kitchen

A well-appointed kitchen fitted with a range of matching base and eye-level storage cupboards and drawers, finished with granite-effect preparation work surfaces and complementary tiled splashbacks. Integrated appliances include a stainless steel sink and drainer unit with mixer tap, four-ring gas hob with oven and grill beneath and extractor hood above. There is also space and plumbing for under-counter freestanding white goods. The room is served by a central heating radiator and features a UPVC double glazed window to the rear elevation, a frosted UPVC double glazed side entry door, and an internal door leading to the dining room.

Dining Room

With a UPVC double glazed window to the rear elevation and central heating radiator.

Landing

A light landing area providing access to the loft via hatch and housing the airing cupboard with eye-level shelving, the central heating gas boiler, and hot water immersion tank. Additional features include a smoke alarm and internal doors leading to all bedrooms and the bathroom.

Bedroom One

A spacious double bedroom with a UPVC double glazed window to the rear elevation, central heating radiator, TV aerial point, and a useful built-in storage cupboard with eye-level shelving and hanging rail.

Bedroom Two

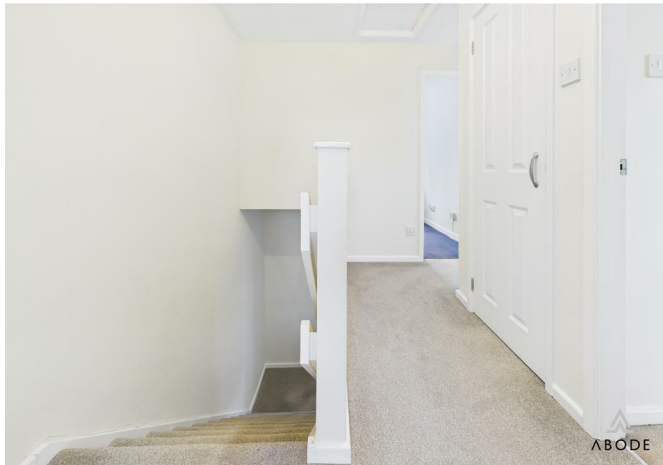
With a UPVC double glazed window to the front elevation, this second double bedroom features a central heating radiator and a built-in double wardrobe with hanging rail and shelving.

Bedroom Three

A well-proportioned third bedroom featuring a UPVC double glazed window to the front elevation and central heating radiator, with a useful built-in storage cupboard with hanging rail. Ideal as a bedroom, nursery, or home office.

Garage

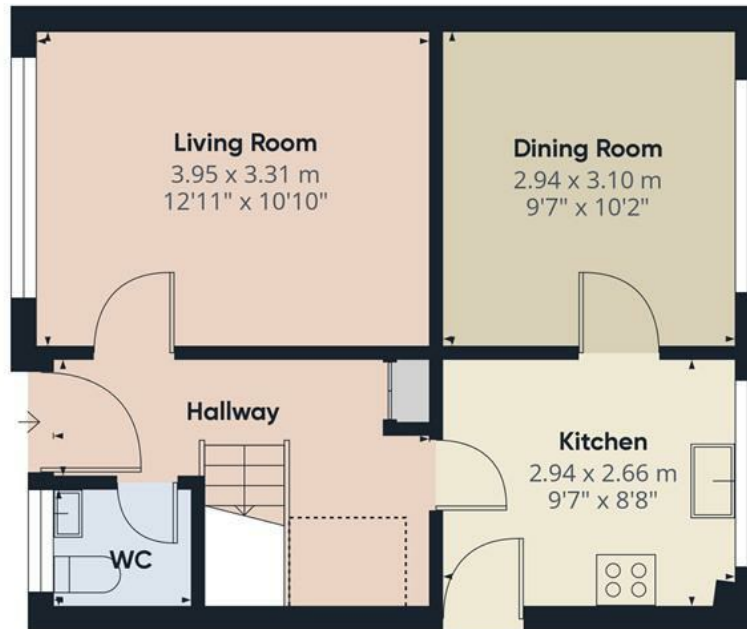
An extensive and well-established rear garden offering a variety of outdoor spaces. A stone pathway winds through neatly maintained lawn areas, leading to a greenhouse situated in the corner of the plot—ideal for gardening enthusiasts. Well-stocked soil borders are filled with a mix of herbaceous and decorative planting, providing colour and interest throughout the seasons. The garden is fully enclosed with a combination of hedging and timber fence panelling set on concrete posts, offering a good degree of privacy.



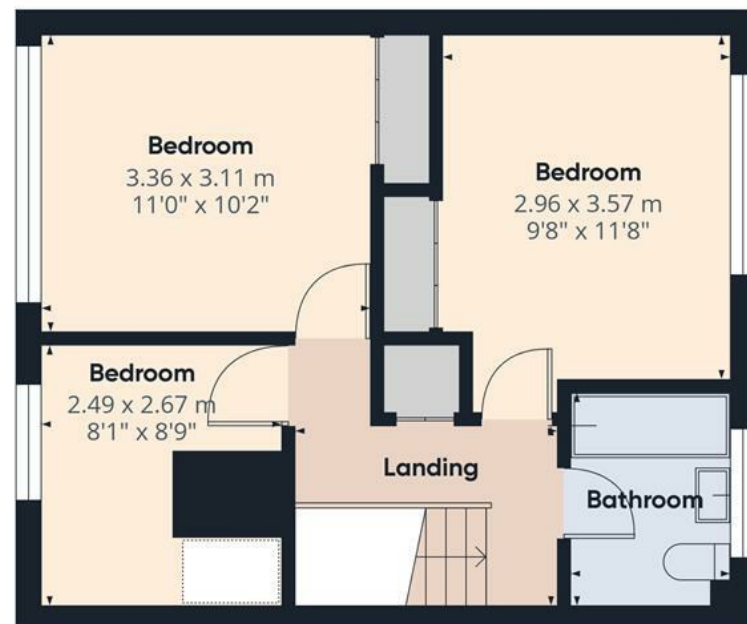








Floor 0 Building 1



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Approximate total area⁽¹⁾

76.71 m²

825.7 ft²

Reduced headroom

0.98 m²

10.57 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Garage
2.63 x 6.49 m
8'7" x 21'3"

Approximate total area⁽¹⁾

17.38 m²
187.08 ft²

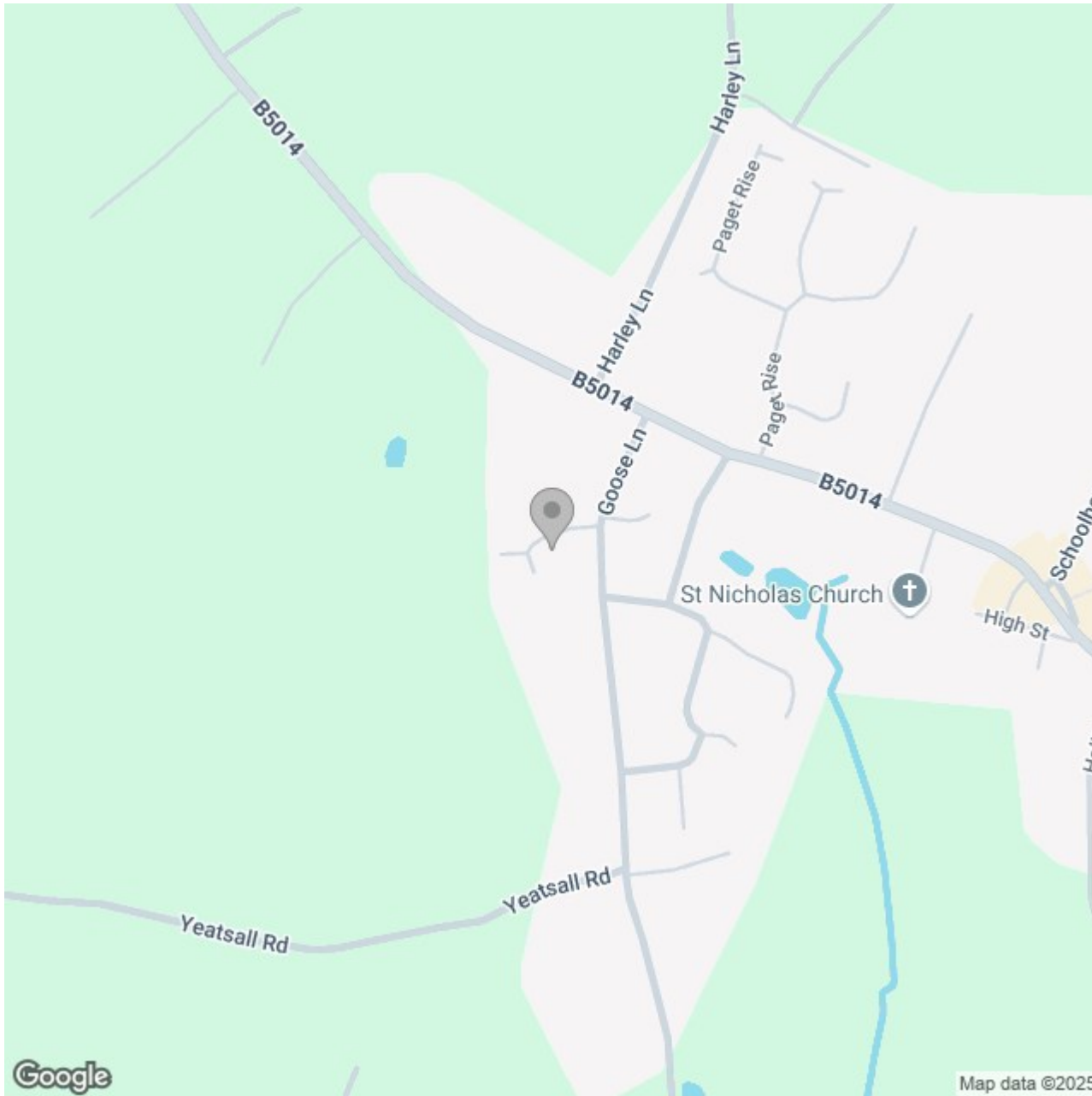
(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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Floor 0 Building 2



Energy Efficiency Rating

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