





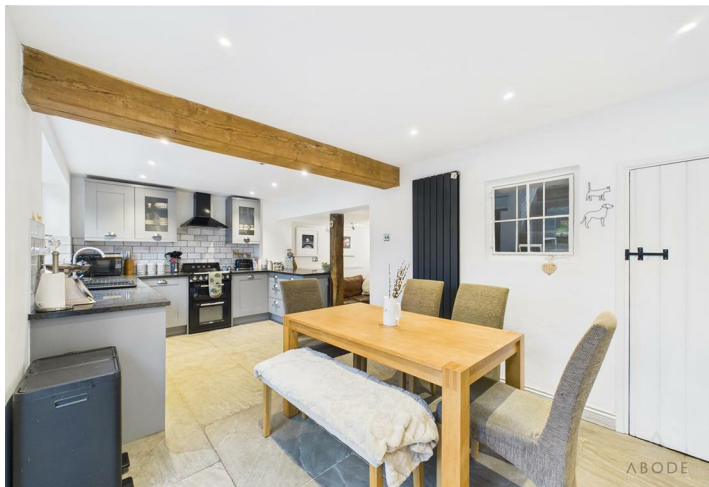
Abode are delighted to present this charming four-bedroom period home, beautifully presented throughout and lovingly maintained to retain a wealth of original character features. Offering spacious and versatile accommodation, this impressive family home is ideally positioned within the highly sought-after village of Abbots Bromley.

Abbots Bromley is a picturesque and historic Staffordshire village, renowned for its strong sense of community, attractive countryside surroundings, and excellent local amenities. The village offers a range of independent shops, traditional public houses, and well-regarded schools, making it particularly appealing to families. Despite its rural setting, Abbots Bromley is well placed for commuters, with convenient access to nearby market towns such as Rugeley, Burton upon Trent, and Lichfield. Excellent road links connect to the A38 and A50, providing onward routes to the M6, M6 Toll, and A5, allowing straightforward travel to Birmingham, Derby, and beyond.

The property itself provides generous and flexible living space, complemented by four well-proportioned bedrooms. To the rear, a large and mature garden features both patio and lawned areas, creating an ideal setting for outdoor entertaining and family enjoyment.

In brief, the accommodation comprises;- a welcoming living room, family room, snug/playroom, kitchen diner, and pantry to the ground floor. To the first floor are four bedrooms and a family bathroom.

This delightful character home offers the perfect blend of period charm and practical family living. An internal viewing is highly recommended to fully appreciate all that this exceptional property has to offer.



Family Room

Double glazed window to the front elevation, door leading in from the front, grass mat, beams, central heating radiator and feature fireplace with tiled hearth.

Living Room

Double glazed window to the front elevation, wooden flooring, beams and fireplace with tiled hearth. Central heating radiator, storage cupboard and stairs leading up to the first floor.

Snug/ Play Room

Panelling, wooden flooring, beams, open to:-

Kitchen Diner

Base and eye level units with complimentary granite worktops, inset sink, integrated fridge, freezer, washing machine and dishwasher, space and plumbing for a cooker with extractor hood above. Tiled flooring and splash back, central heating radiator, double glazed window to the rear elevation and patio doors leading out into the garden, pantry cupboard and ample space for a dining table and chairs.

Landing

Beams, airing cupboard housing the combi boiler (newly fitted in 2024), central heating radiator and electronically controlled sky light over the galleried landing.

Master Bedroom

Double glazed window to the front elevation, built in wardrobes and central heating radiator.

Bedroom

Double glazed window to the front elevation, central heating radiator and built in wardrobes.



Bedroom

Double glazed window to the rear elevation overlooking the garden, central heating radiator.

Bedroom

Double glazed window to the rear elevation overlooking the garden, central heating radiator.







Bathroom

Roll top bath, WC, wash hand basin with storage cupboard below and tiled splash back, and double shower with glass screen, tiled walls and hand held and waterfall shower head over. Electrically controlled skylight, central heating radiator and panelling.

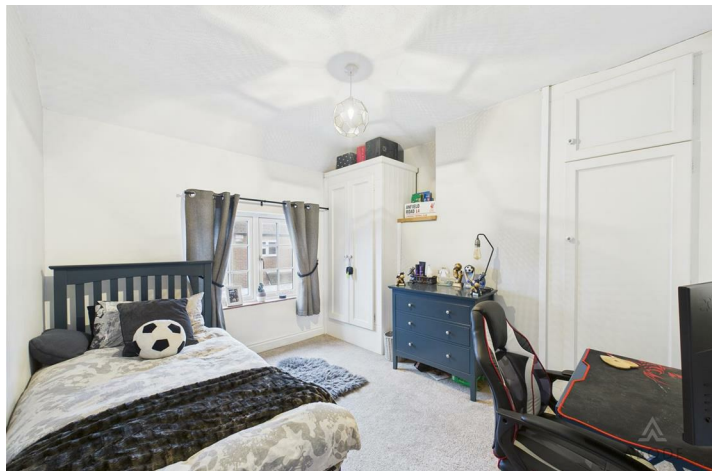
Outside

The large rear garden is enclosed and mainly laid to lawn, with mature trees and hedging. A generous patio area provides an ideal entertaining space with lighting, a summer house and greenhouse towards the end of the garden.



Please note the cottage to the right hand side has access over the back path for the purpose of refuse collection.

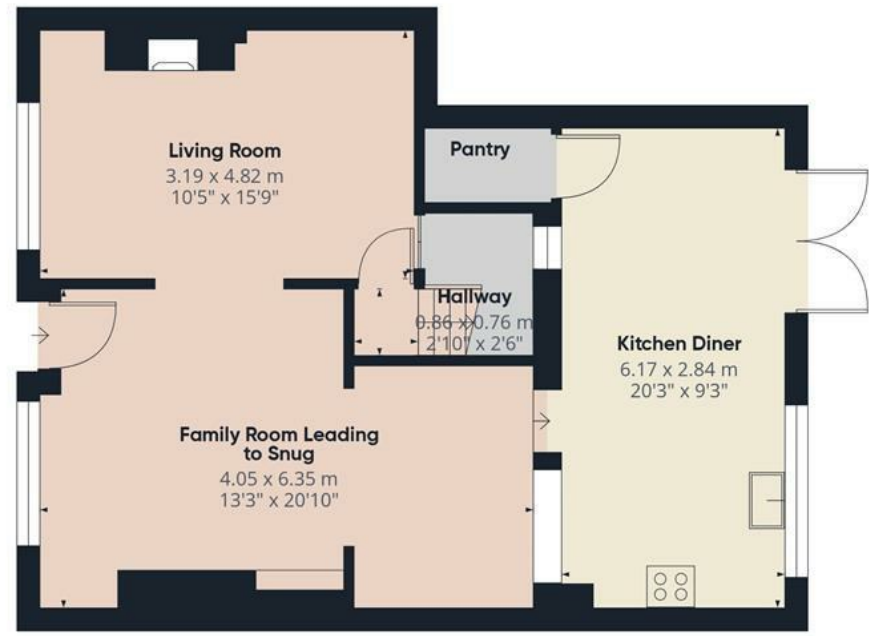




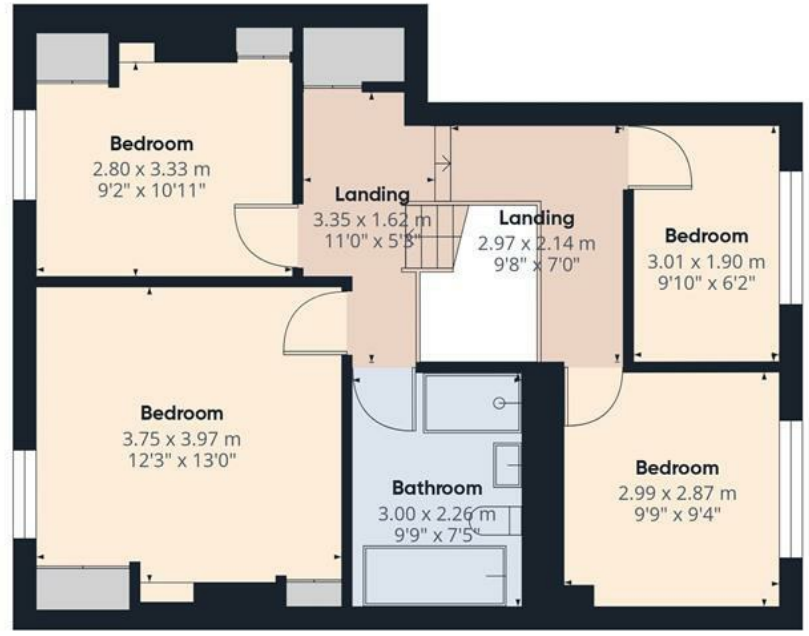








Floor 0



Floor 1

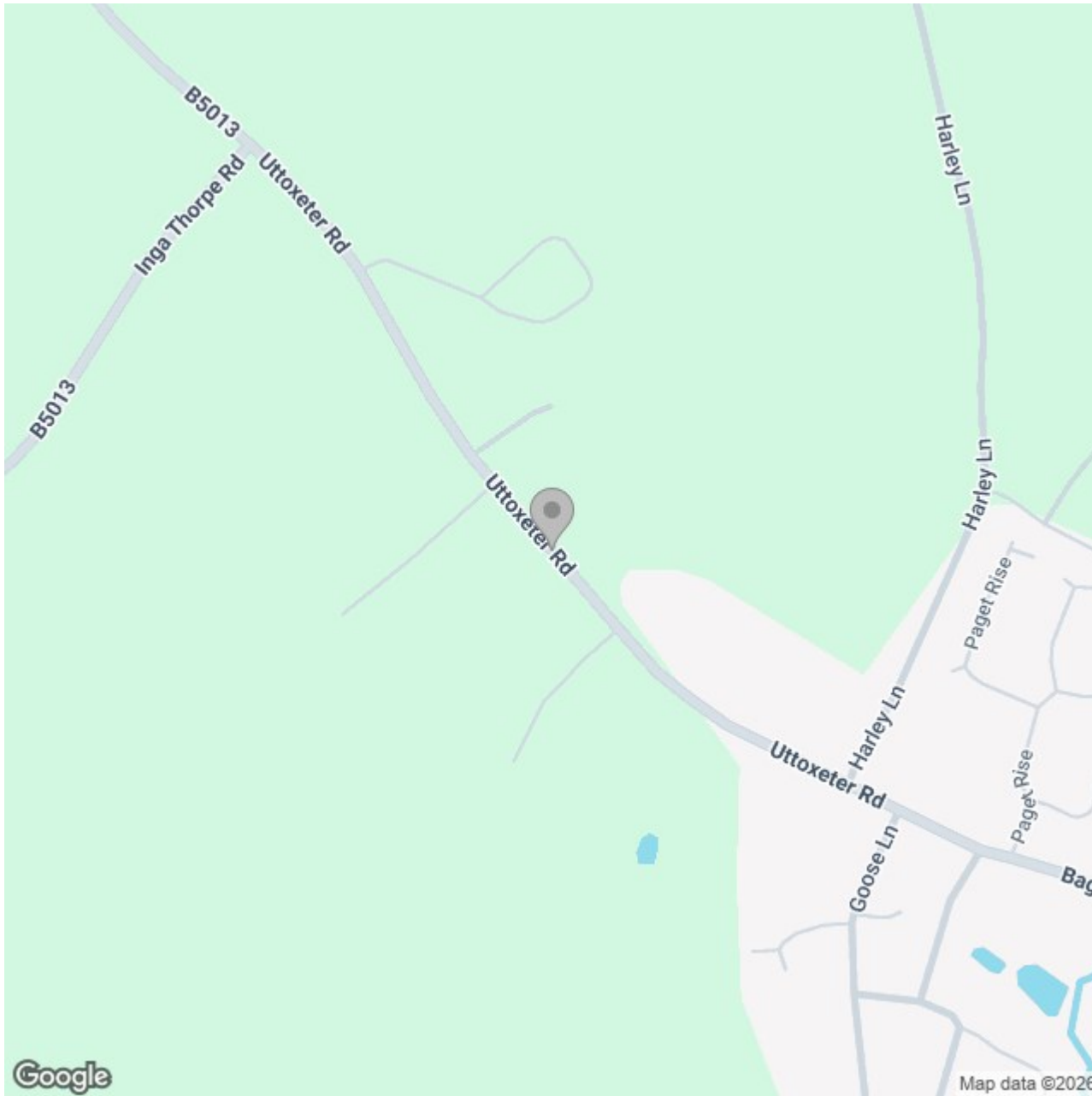
Approximate total area⁽¹⁾
117.2 m²
1261 ft²

(1) Excluding balconies and terraces

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		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 