

SCARGILL
MANN & CO

EST. 1995



1 Bagot Barns, Bagot Street

Rugeley, Abbots Bromley, WS15 3DB

Offers Over £250,000



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GENERAL INFORMATION

THE PROPERTY

A superb opportunity to acquire a character property situated in the heart of Abbots Bromley village. The characterful, gas centrally heated accommodation offers a timber barn style door that opens into an impressive hallway, with stairs off to the first floor. There is a guest cloakroom and the lounge has a lovely shaped arch window and a further window to the rear aspect that allows light to flood through. A cast iron burner is a real focal point of the lounge. The kitchen is fitted with a range of base cupboards, having worktops over that incorporate a sink, and a gas hob. Integrated appliances include double electric oven and dishwasher. There are windows to two aspects, tiled surrounds and matching wall mounted cabinets.

The ground floor also offers a bedroom and bathroom with panelled bath having shower over, pedestal wash hand basin and a W.C. To the first floor is the principal suite, with a generous bedroom, and en-suite shower room.

Outside is a small small gravelled fore-garden and parking for two cars.

LOCATION

Abbots Bromley is a favoured village location, situated close to the city of Lichfield and market town of Uttoxeter. The village offers a primary school, public inns and restaurants, café and convenience store. There are local sport clubs and ample areas for walking.

ACCOMMODATION

HALLWAY

15'1" mx x 10'5" (4.61 mx x 3.17)

GUEST CLOAKROOM

3'2" x 7'0" (0.97 x 2.13)

LOUNGE

17'5" x 11'8" (5.32 x 3.55)

KITCHEN

10'11" x 8'4" (3.33 x 2.55)

BEDROOM TWO

11'3" x 6'8" min (3.42 x 2.04 min)

BATHROOM

8'4" max x 6'1" (2.55 max x 1.85)

FIRST FLOOR ACCOMMODATION

PRINCIPAL BEDROOM

11'7" x 17'5" (3.53 x 5.32)

EN-SUITE SHOWER ROOM

6'7" x 5'0" (2.01 x 1.52)

TENURE

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

COUNCIL TAX BAND

East Staffordshire Borough Council - Band C

AGENTS NOTE

We advise all potential buyers to ensure they have read the environmental website with regards flood defence in the area.

USEFUL WEBSITES

www.environment-agency.co.uk and
www.eaststaffsbc.gov.uk/planning

SERVICES

Mains water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

VIEWING

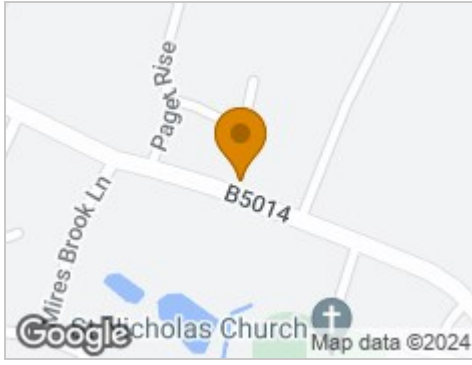
Strictly by appointment through Scargill Mann & Co -
Burton office (ACB/DLW April 2023)/DRAFT

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.



Road Map



Hybrid Map



Terrain Map



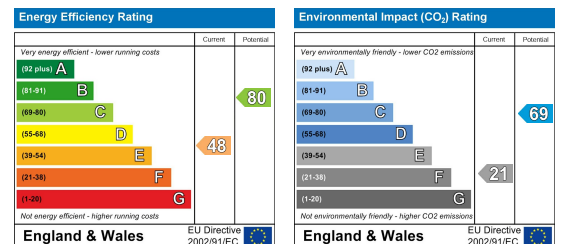
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.