



31 Goose Lane, Abbots Bromley, WS15 3DE



A well presented detached family home set on a quiet lane in Abbots Bromley, benefitting from a generous corner plot, four excellent double bedrooms and a beautiful rural outlook to the front. Occupying a spacious plot on the edge of this popular development, this attractive detached home has been extended over the years to create four excellent double bedrooms to the first floor and presents scope to remodel further by converting the double garage (subject to planning permission) as required. The existing accommodation comprises a spacious reception hall, two reception rooms, kitchen and cloakroom to the ground floor, with four double bedrooms off the first floor galleried landing, all benefitting from fitted wardrobes and being serviced by a master en suite and family bathroom. Outside, the property is laid to a generous corner plot formed by well tended gardens to the front, rear and side, parking for around three

vehicles and access into a double garage. The property benefits from mains gas central heating and double glazing.

The popular rural village of Abbots Bromley is a thriving community with a rich history, famed for its historic annual Horn Dance spectacle. The village is home to a range of amenities catering well to family life including a general store, doctors surgery with dispensary, traditional pubs, two churches, village hall and a highly rated primary school, all well within walking distance of the property. Abbots Bromley has also recently been named as one of the Top 12 Places to Live in the Midlands by the Sunday Times. There are good road links along the A515, A50 and A38 and a regular public bus route runs through the village giving access to nearby villages and towns, with train stations in the Cathedral City of Lichfield providing direct links to Birmingham and London.



- Well Presented Detached Home
- Extended Family Interiors
- Generous Corner Plot
- Pleasant Rural Outlook
- Two Reception Rooms & Kitchen
- Reception Hall & Cloakroom

- Galleried Landing
- Four Excellent Double Bedrooms
- Master En Suite & Bathroom
- Front, Rear and Side Gardens
- Parking & Double Garage
- Popular Village Location

Reception Hall

A spacious welcome to this family home having an obscured full height windows to the front, stairs rising to the first floor and doors leading to:

Lounge 4.62 x 3.52m (approx 15'2 x 11'6)

A well presented reception room having window to the front with rural views, further window to the side aspect and an opening into:

Dining Room 3.39 x 2.72 (approx 11'1 x 8'10)

Another attractive living space having tiled flooring and double doors out to the rear gardens. A door leads into:

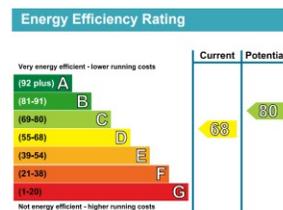
Kitchen 3.39 x 3.2m (approx 11'1 x 10'6)

Fitted with a range of wooden wall and base units having complementary worktops over, housing inset sink with side drainer, integral appliances

including a double oven and gas hob with extractor hood above and spaces for a fridge freezer and washing machine. With a window to the side aspect, a window and doors to the rear gardens and a door back into the **Reception Hall**

Cloakroom

Fitted with wall hung wash basin and WC, there is ample fitted storage, an obscured window to the front aspect and plenty of space to store coats





Galleried Landing

Stairs rise to the first floor where the landing has a picture window to the front overlooking countryside views. There is a loft access point and doors lead off into:

Master Bedroom 4.35 x 3.53m (approx 14'3 x 11'6)

A spacious principle bedroom having a range of fitted wardrobes and windows to two sides enjoying a

pleasant outlook over Goose Lane and the countryside beyond. With private use of:

En Suite 2.4 x 2.3m (approx 7'10 x 7'6)

Fitted with a white suite comprising wash basin and low level WC fitted to units providing storage below, large double shower, tiled walls, a chrome heated towel rail and obscured windows to the front and side aspects



Bedroom Two 4.45 x 2.73m (approx 14'7 x 8'11)

Currently used as a home office, this excellent double bedroom has a window to the front with attractive views, a further window to the side and mirror fronted fitted wardrobes

Bedroom Three 3.4 x 2.72m (approx 11'1 x 8'10)

A fourth double bedroom having window to the rear overlooking the gardens and fitted wardrobes

Bedroom Four 4.14 x 2.9m (approx 13'7 x 9'6)

With a window to the rear aspect and two fitted cupboards

Bathroom 2.45 x 2.4m (approx 8'8 x 8'0) - max

Comprising pedestal wash basin, WC, bathtub and a large shower, with tiled walls, an obscured window to the rear and a white heated towel rail





Outside

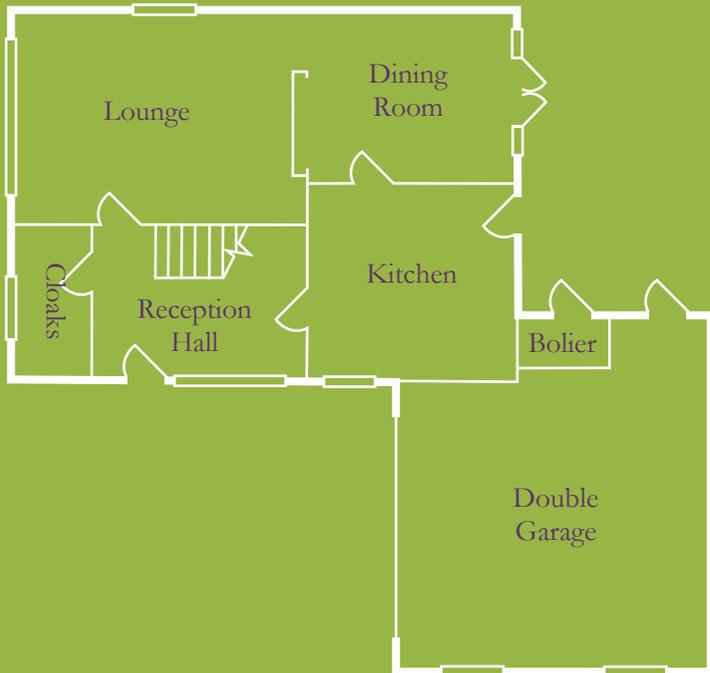
The property sits on a generous corner plot facing onto Goose Lane and enjoying a rural outlook over picturesque countryside. There is parking for a number of vehicles as well as access into the double garage, and corner plot lawned gardens extend to the front and side of the property

Double Garage 5.13 x 5.92, 4.68m (approx 16'9 x 19'5, 15'4)

With up and over door to the driveway, power and lighting

Gardens

A private and beautifully tended garden lies to the rear of the property laid to a paved patio, shaped lawns and stocked flower beds. Included in the sale is a large garden shed and the garden enjoys much privacy. There is a pedestrian door to the garage, gated access to the side leading to the front aspect and a door opens to a useful **Boiler Room** housing the wall mounted boiler and storage space



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.