



Bank House, Lichfield Road, Abbots Bromley, WS15 3DL

A charming double fronted Georgian residence set in the sought after village of Abbots Bromley, benefitting from two spacious reception rooms, three double bedrooms and recently refurbished accommodation. Showcasing a wealth of character throughout, the Grade II Listed Bank House features a traditional finish in keeping with the era of the property, having restored character fireplaces, original doors, sash windows and exposed beams throughout. The interiors comprise briefly entrance hall, sitting room, dining & living room, refitted kitchen with utility space and cloakroom to the ground floor, with a lower ground floor cellar accessed from the rear hallway. To the first floor are two superb double bedrooms and a luxury refitted bathroom, with a further double bedroom to the second floor and another room ideal for conversion into an en suite for the master bedroom. sanitary ware. Outside, a walled garden extends to the side and rear and there

is a single parking space within the car park belonging to Abbots Bromley School.

The historic village of Abbots Bromley, best known for its annual Horn Dance, is a thriving village offering a much sought after rural lifestyle for families and couples alike centred around the attractive main street lined with character properties. The village is home to amenities including a sports club, general store, a highly regarded primary school, traditional pubs, a bistro, coffee shop, doctors, church and village hall. The village has also formerly been named as one of the Top 12 Places to Live in the Midlands by the Sunday Times. For outdoor pursuits, there are plenty of local walks, sailing clubs and fishing spots as well as a number of equestrian centres. The village is ideally located for commuters, having the A38, A50 and M6 Toll within easy reach, and regular rail links are available from Lichfield to Birmingham and London (in 80 minutes).



- Individual Detached Georgian Home
- Recently Modernised & Upgraded
- Wealth of Character Throughout
- Two Stunning Reception Rooms
- Refitted Kitchen, Utility area & Cloakroom
- Three Superb Double Bedrooms
- Luxury Bathroom & Potential En Suite
- Single Parking Space
- Walled Rear Gardens
- Central Village Location

The front door opens into an **Entrance Hall** which in turn has doors into:

Sitting Room 5.0 x 3.9m (approx. 16'3 x 12'8)
An attractive living room having feature stone flooring, an inglenook fireplace and a sash window to the front aspect.

Living & Dining Room 5.5 x 3.9m (approx. 17'11 x 12'8)
Another spacious reception room ideal as a living and dining space, having a sash window with shutters to the front, a period fireplace with marble inlay and open grate, wooden flooring and

feature oak panelling to the walls. Door into:

Rear Hall

Stairs rise to the first floor accommodation and the hall has parquet flooring and a door leading to steps down to the **Cellar** 4.8 x 3.2m (approx 15'9 x 10'6), a useful storage space having herringbone brick flooring and arched ceilings. The Hall opens into:

Refitted Kitchen 5.3 x 5.0m (approx. 17'3 x 16'6)
The kitchen comprises a range of painted wall and base units with complementary granite worktops, housing inset Belfast sink and an inglenook housing a Aga range with tiled splash back. Wooden flooring extends into the **Utility** area which has further fitted units, an inset Belfast sink and space for a washing machine. The wall mounted Ideal boiler is also housed in here. The kitchen has windows to three sides and a door opens out to the courtyard rear garden

Cloakroom

Fitted with a traditional Victorian style suite having pedestal wash basin and WC with raised cistern, with tiled flooring, a skylight and a heated towel rail





Stairs rise to the **First Floor Landing**, having a window to the rear, under stairs storage and doors off to two of the three bedrooms and the family bathroom. Stairs rise to the **Second Floor** and into:

Master Suite 5.0 x 4.6m (approx. 16'5 x 14'11)
A spacious principal bedroom having painted beams,

window to the side, a period fireplace and a door to useful eaves storage. With private use of:

Potential En Suite 4.6 x 3.8m (approx. 14'11 x 12'6)

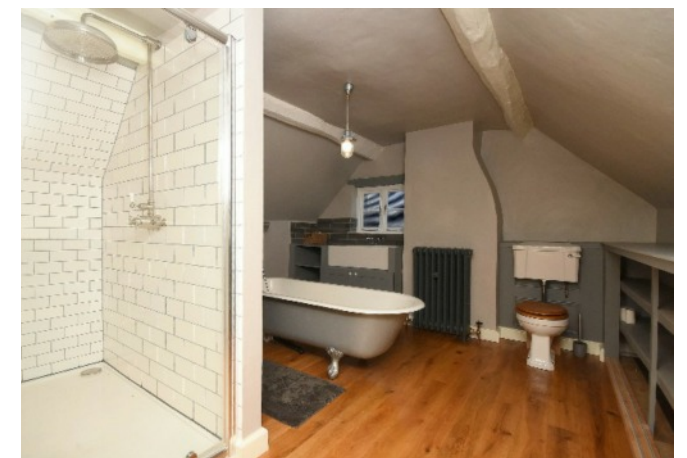
Ideal for fitting out as a bathroom, having skylights and plumbing for a sanitaryware

Bedroom Two 4.0 x 3.9m (approx. 13'1 x 12'8)
Having sash window to the front, a period fireplace and a large walk in wardrobe

Bedroom Three 3.9 x 3.8m (approx. 12'10 x 12'6)
A third double bedroom having sash window to the front, a period fireplace and a fitted cupboard

Refitted Bathroom 3.8 x 3.8m (approx. 12'4 x 12'4)

The bathroom has been refitted with a luxury suite comprising Belfast wash basin set to vanity unit, WC, freestanding bathtub and large walk in shower, with ample fitted storage to one side, a window to the rear, painted beams and wooden flooring





Outside

The front aspect benefits from a walled boundary with gated access to the central path leading to the front door and gated access opening to the side aspect. To the rear is a walled garden laid to a paved terrace, lawn and steps down to a courtyard to the side of the property. There is access into the **Kitchen** and the gate at the top of the garden leads to the car park where the property owns a single 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.

Ph SW 09.10.2019

