



Dyfi Cottage, 2 High Street, Abbots Bromley, WS15 3BL

Set in the heart of Abbots Bromley is Dyfi Cottage, a charming character home offered with no upward chain. Showcasing a wealth of features including exposed beams and oak thumb latch doors, this individual cottage is well presented throughout and offers an ideal first time buy or investment property. The interiors comprise spacious living/ dining room with open fire, fitted kitchen, two double bedrooms (both with fitted wardrobes) and a family bathroom. To the rear there is an outbuilding currently housing a utility and the low maintenance south facing garden benefits from a summer house with power and lighting.

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).

- Charming Character Cottage
- No Upward Chain
- Wealth of Features Throughout
- Spacious Living/Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom
- Brick Outbuilding/Utility
- Private Rear Garden with Summer House
- Mains Gas Central Heating
- Central Village Location
- Ideal First Time Buy/Investment
- Well Placed for Amenities, Commuter Routes & Rail Links

drainer, integral oven with electric hob over, 3eintegral washing machine and space for a fridge freezer. there is a stable door opening out to the rear and the kitchen has tiled flooring, tiled splash backs and a window to the rear. A cupboard houses the wall mounted boiler

The oak front door opens into:

**Living/Dining Room** 5.91 x 4.34m (approx. 19'4 x 14'2) – max measurements

A spacious reception room having a wealth of exposed beams, a window to the front with secondary glazing and an open fireplace. Stairs rise to the first floor having recessed storage below and steps lead down into:

**Kitchen** 3.73 x 2.39m (approx. 12'2 x 7'9)

Comprising a range of cream wall and base units with Butcher block worktops over, housing an inset ceramic Franke one and a half sink with side





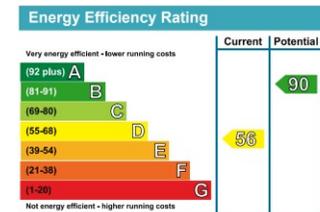
Stairs rise to the **First Floor Landing** where a solid oak thumb latch door opens into the **Airing Cupboard** which houses the hot water cylinder and ample storage space. Further thumb latch doors open off the spacious landing into:

**Master Bedroom** 3.89 x 2.92m (approx. 12'8 x 9'6)  
With a window to the front with secondary glazing, access via a drop down ladder to the boarded loft and a double fitted wardrobe

**Bedroom Two** 12'8 x 9'6m (approx. 12'3 x 7'2)  
With access via a drop down ladder to the boarded

loft, window to the rear and a triple fitted wardrobe

**Bathroom** 2.17 x 1.67m (approx. 7'1 x 5'5)  
Comprising a traditional suite having pedestal wash basin, WC and bathtub with shower unit over, with tiled splash backs and a traditional radiator with heated towel rail

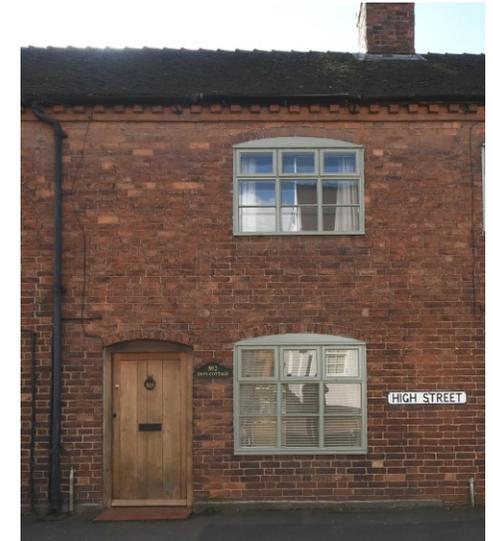




### Outside

To the rear aspect the cottage benefits from a **South Facing Garden** which is accessed via a pathway from the kitchen door. A gate opens into this enclosed garden where there is a paved patio, lawns and borders. A garden shed and **Summer House** 2.95 x 2.38m (approx. 9'8 x 7'10) with power, lighting and water are included in the sale

The cottage has an exterior water point to the rear aspect and owns a small brick outbuilding which is currently used as a **Utility** 2.04 x 1.41m (approx. 6'8 x 4'7), having fitted wall and base units housing an inset sink, spaces for appliances and tiled flooring



**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.