



Autumn Rise, Ashbrook Lane, Abbots Bromley, WS15 3DW

Set on a generous south facing garden plot is this detached village home, presenting ample scope for refurbishment, three bedrooms and open views to the rear. Offered with no upward chain, Autumn Rise is a rare addition to the market and is the ideal purchase for those looking to place their own stamp on their next home, having a large plot with superb potential to extend (STPP). The interiors comprise briefly entrance hall, breakfast kitchen, two reception rooms, cloakroom and utility to the ground floor, with three bedrooms and a bathroom with separate shower to the first floor. The property enjoys countryside views to both the front and rear and sits on a generous plot having parking, a car port and single garage to the front. An immaculate south facing rear garden enjoys open views over fields and extends to a generous size. Autumn Rise is serviced by full double glazing and oil fired central heating. The oil tank was replaced in

2019 and the boiler was installed in 2018.

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 an 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).



- Detached Village Home
- Offered with No Upward Chain
- Ample Potential & Scope to Extend
- Rural Views to Front & Rear
- Two Reception Rooms
- Hall, Breakfast Kitchen & Cloakroom
- Three Bedrooms
- Bathroom with Separate Shower
- Stunning South Facing Gardens
- Car Port, Garage & Parking
- Desirable Village Location
- Oil Central Heating with replaced Boiler & Tank

The front door opens into:

Entrance Hall 2.74 x 2.13m (approx 8'11 x 7'0)
Having window to the side aspect, vaulted ceilings and a door into the **Inner Hall**. Opening into:

Breakfast Kitchen 4.16 x 3.0m (approx 13'7 x 9'10)
Fitted with a range of white wall and base units housing an inset sink with side drainer and integral double oven. There is space for a dining

table and chairs and the kitchen has a window to the front aspect, tiled splash backs and a door out to the side

Dining Room 3.84 x 2.75m (approx 12'7 x 9'0)
Having sliding doors opening out to the rear garden

Cloakroom
Comprising wash basin set to vanity unit and WC, with an obscured window to the front

Accessed either from the rear garden or through the garage is:

Utility 2.5 x 2.47m (approx 8'2 x 8'1)
With fitted base units housing spaces for a washing machine, tumble dryer and fridge. The oil fired boiler which was replaced in autumn 2018 is also housed in here





Stairs rise from the **Lounge** to the **First Floor Landing** where doors lead off into

Master Bedroom 4.02 x 2.76m (approx 13'2 x 9'0)
A good sized principal bedroom having window to the front, fitted **Airing Cupboard** and further fitted wardrobes

Bedroom Two 3.6 x 2.8m (approx 11'9 x 9'2)
Another double room having window to the front overlooking beautiful countryside views beyond the village

Bedroom Three 2.8 x 2.42m (approx 9'2 x 7'11) – max



With a window to the rear overlooking the garden and views beyond

Bathroom 2.16 x 2.0m (approx 9'0 x 6'6) – max
Comprising pedestal wash basin, WC and bathtub, with tiled splash backs and an obscured window to the rear. Off the landing is a separate **Shower Room**

EPC in
Progress





Outside

Autumn Rise is set at an elevated position back from Ashbrook Lane having a tarmac driveway providing parking for multiple vehicles. There is access into the **Car Port** and:

Garage 7.06 x 2.51m (approx 23'1 x 8'2)
 With power, lighting, manual up and over entrance door and a door into the **Utility**

South Facing Garden

Immaculately tended gardens are laid to the rear aspect enjoying an excellent degree of privacy. A paved patio with pathways to either side leads into edged lawns and stocked borders, and there is an area ideal for cultivating into a vegetable plot to one side. Included in the sale are a greenhouse and garden shed and the exterior benefits from a water point and lighting. The oil tank which was replaced in autumn 2019 is housed in the garden



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.