



5 Salter Grange, Abbots Bromley, WS15 3DZ



Set on a secluded cul de sac in Abbots Bromley is this beautifully presented detached bungalow, benefitting from recently upgraded accommodation, three bedrooms and immaculately tended gardens. Enjoying a peaceful setting within a short walk of the village centre and amenities, this immaculate detached home has been recently modernised by the current vendors with improvements made to include a new kitchen with integral appliances, the addition of a conservatory and a refitted boiler in 2020. The immaculate interiors comprise briefly reception hall, L shaped dining & living room, kitchen, three bedrooms (two doubles) and a luxury family bathroom. Outside, there is parking and a single garage to the front and gardens extend to the front and rear providing plenty of space for secluded outdoor entertaining. A pathway off the private drive to the front gives a swift pedestrian route to the village centre, public tennis courts and to idyllic rural walks over

fields on the outskirts of the village.

The historic village of Abbots Bromley, best known for its annual Horn Dance, is a thriving village offering a much sought after rural lifestyle 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, and the village has 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 and a public bus route runs through the village on a regular basis. 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).



- Immaculate Detached Bungalow
- Peaceful Cul de Sac Position
- Beautifully Presented Interiors
- Reception Hall
- Open Plan Living & Dining Room
- Recently Added Conservatory
- Refitted Kitchen
- Two Excellent Double Bedrooms
- Study/Bedroom Three
- Luxury Family Bathroom
- Secluded Cottage Gardens
- Single Garage & Parking
- Double Glazed & Mains Gas Central Heating with 2020 Boiler

with traditional wood burning stove and a formal dining area. Beautifully restored red oak parquet flooring extends throughout, the sitting room has windows to the front and replaced sliding doors from the dining area open into:

Conservatory 3.32 x 3.32m (approx 10'10 x 10'10)

An addition made by the current vendors, the conservatory featured tiled flooring, windows overlooking the gardens and French doors out to the terrace

Refitted Kitchen 2.72 x 2.72m (approx 8'11 x 8'11)

Having been fully refitted recently, the kitchen comprises a range of cream wall and base units with complementary wood effect worktops over, housing inset ceramic one and a half sink with side drainer, space for a breakfast bar stool to one side and integral appliances including dishwasher, fridge, freezer, oven, gas hob with extractor above and washing machine. There is a window to the rear and a door opens out to the gardens

The front door opens into:

Reception Hall

A spacious welcome to this detached home, having engineered oak flooring, loft access point and doors opening into:

Open Plan Living & Dining Room 6.88 x 4.29m (approx 22'7 x 14'1) – max

A spacious reception room having a sitting room





Doors from the **Hallway** lead into the **Airing Cupboard** which is fitted with a heater and shelving, and into:

Master Bedroom 3.12 x 3.0m (approx 10'2 x 9'10)
A spacious bedroom currently housing a king size bed, having a window to the rear aspect and a range of fitted wardrobes

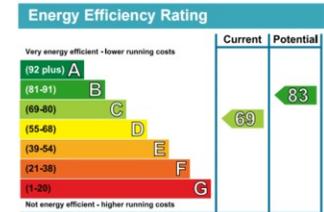
Bedroom Two 3.05 x 2.57m (approx 10'0 x 8'5)
Another spacious double room having a window to the front aspect with a pleasant outlook over village rooftops

Bedroom Three 3.05 x 2.29m (approx 10'0 x 7'6)
Currently being used as a study with fitted desk space and storage and a window to the front



Luxury Bathroom 2.69 x 1.91m (approx 8'10 x 6'3)

A contemporary bathroom fitted with wash basin set to vanity unit, low level WC, bathtub and separate walk in shower with pressure boost, having tiled flooring, tiled walls, obscured windows to the rear aspect and a heated towel rail





Outside

The bungalow lies to the top of Salter Grange, having a private e giving access to the parking area. One other property has a right of way over the start of this drive. There is access into the **Single Garage** and beautifully tended gardens are laid to the front. Gated access leads into the rear garden and the front door opens into the **Reception Hall**

Gardens

Being immaculately tended, the rear garden enjoys an excellent degree of privacy to all sides and is laid to a paved terrace, shaped lawns and stocked borders. There is another paved terrace set at an elevated position and the garden features exterior power sockets, exterior lighting and a water point



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.