



12 Salter Grange, Abbots Bromley, WS15 3DZ



Set in the desirable village of Abbots Bromley is this superb double fronted detached village home, benefitting from four good sized bedrooms, a generous corner plot with detached double garage and a peaceful cul de sac setting. Formerly the showhome to this executive development, this well presented home is offered with no upward chain and showcases generous and versatile accommodation throughout as well as a high specification refitted kitchen. The reception hall leads off into two spacious reception rooms, breakfast kitchen, utility and cloakroom, with four bedrooms set to the first floor serviced by a master en suite and family bathroom. Outside, the property sits well within a wrap around corner garden plot and there is a detached double garage with parking to the front aspect.

The historic village of Abbots Bromley, best known for its annual Horn Dance, is a thriving village offering a peaceful 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. 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.

- Executive Detached Family Home
- No Upward Chain
- Spacious Family Accommodation
- Wrap Around Garden Plot
- Two Reception Rooms
- Refitted Breakfast Kitchen
- Reception Hall, Utility & Cloakroom
- Four Double Bedrooms
- En Suite & Family Bathroom
- Detached Double Garage & Parking
- Mature Corner Plot Garden
- Walking Distance to Village Amenities
- Well Placed for Commuter Routes, Rail Travel & Access to Cannock Chase

Reception Hall

The front door opens into this central hallway, where stairs rise the first floor with storage beneath and doors open into:

Lounge 6.05 x 3.63m (approx. 19'10 x 11'11) – max

A spacious reception room having bay window to the front, double doors opening out to the rear garden and a gas fireplace with marble inlay

Dining Room 3.99 x 3.66m (approx. 13'1 x 12'0)
Another well proportioned reception room having

window to the front and a door opening into:

Refitted Breakfast Kitchen 5.61 x 3.51m (approx. 18'5 x 11'6)

Finished to a superb specification, this generous kitchen comprises a range of contrasting gloss wall and base units having quartz worktops over housing inset sink and a comprehensive range of Neff appliances including dishwasher, fridge freezer, oven with hideaway door, microwave, warming drawer, wine fridge and coffee machine. The quartz topped island unit provides further workspace and storage and porcelain tiled flooring extends throughout. There is a window to the rear, sliding doors open out to the garden and there is a door into:

Utility 1.96 x 1.80m (approx. 6'5 x 5'11)

Fitted with wall and base units having Quartz worktops over housing an inset sink with drainer, spaces for a washing machine and tumble dryer, porcelain tiled flooring and a door out to the garden

Cloakroom

Fitted with wash basin and WC, with tiled flooring and tiled walls





Stairs rise to the **First Floor Landing**, having loft access point and doors leading off to

Master Bedroom 5.0 x 3.78m (approx. 16'5 x 12'5)
A spacious double room having window to rear, a range of fitted wardrobes and private use of:

En Suite

Comprising an upgraded suite fitted with wash basin set to vanity unit, WC and double shower, with tiled flooring, tiled walls and an obscured window to rear

Bedroom Two 3.78 x 3.05m (approx. 12'5 x 10'0)
With a window to front and a double fitted



wardrobe

Bedroom Three 3.71 x 2.79m (approx. 12'2 x 9'2)
Another double bedroom having window to the rear and a double fitted wardrobe

Bedroom Four 3.68 x 2.64m (approx. 12'1 x 8'8)
A fourth double bedroom having window to the

front aspect

Bathroom

Comprising pedestal wash basin, WC and bathtub, with tiled walls, fitted **Airing Cupboard** and a window to the front



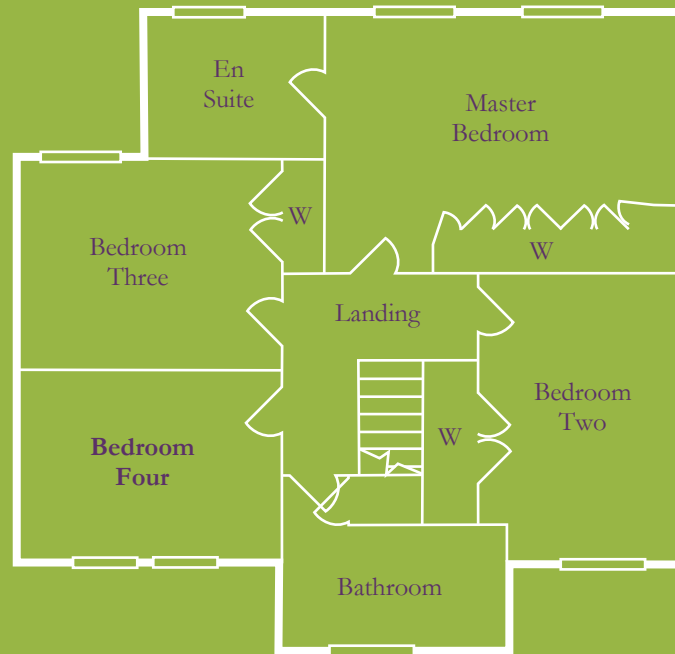
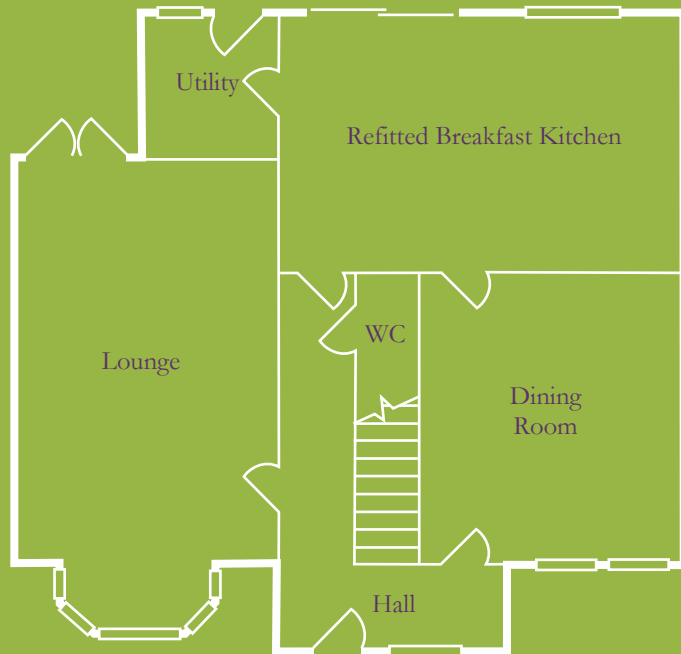


Outside

The property is set on a generous plot on the quiet cul de sac of Salter Grange where a pathway off the lane 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. To the front, the property benefits from a driveway with parking for around three vehicles having access into the **Double Garage** and steps rise to the front door with well tended lawned gardens laid to either side

Gardens

To the rear is a generous wrap around garden extending to both sides of the property, being laid to a paved terrace with steps rising to a securely enclosed lawn enjoying a high degree of privacy to all sides. Gated access to both sides leads to the front, there is exterior lighting and a water point and the fence to one side as been recently replaced



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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.