



2 Bagots Court, Bagot Street, Abbots Bromley, WS15 3DA



Offered with no upward chain is this beautifully presented ground floor apartment, benefitting from two double bedrooms, secluded communal gardens and a peaceful courtyard setting with parking and a single garage. Set just a few steps from the comprehensive array of amenities this popular village has to offer, this immaculate apartment benefits from a private entrance which leads to interiors comprising living and dining room, kitchen, two bedrooms and remodelled shower room. Within the shared Bagots Court is parking and access to a single garage belonging to the property which has a room above ideal for storage or conversion into a home office/games room. A pleasant communal garden which is shared with the upstairs neighbour extends to the rear, and this modern apartment is serviced by mains gas central heating and full double glazing.

The apartment is set in the heart of Abbots Bromley, a popular village famed for its annual Horn Dance. The village, having formerly been named as one of the Top 12 Places to Live in the Midlands by the Sunday Times, offers an excellent array of amenities including a pubs, a bistro and cafes, a highly regarded primary school, doctors, a church and a village hall. For leisure pursuits, Blithfield Reservoir lies a short drive away and offers a sailing club, fishing and pleasant walks and the renowned Cannock Chase lies 7 miles away. There are good road links along the A50 and A38 giving access to major commercial centres in the Midlands, regular direct rail links to Birmingham and London can be found in nearby Lichfield, and the International Airports of Birmingham, East Midlands and Manchester are within an easy drive.

- Ground Floor Apartment
- Offered with No Upward Chain
- Ideal Downsize/First Time Buy/Investment
- Potential for Home Office/Studio
- Private Entrance Hall
- Spacious Living & Dining Room
- Modern Breakfast Kitchen
- Two Double Bedrooms
- Shower Room & Cloakroom
- Courtyard with Parking
- Single Garage with First Floor Office/Store
- Secluded Communal Gardens
- Mains Gas CH & Double Glazed
- Central Village Location
- Well Placed for Commuter Routes

The front door opens from, Bagots Court into the Entrance Hall, having doors opening into:

Living & Dining Room 5.76 x 3.94m (approx. 18'10 x 12'11)

With a window to the rear overlooking the rear gardens, this spacious reception room provides both dining and sitting areas and has a window to the side, ceiling beams and a bay window overlooking the garden



Breakfast Kitchen 3.69 x 2.94m (approx. 12'1 x 9'7)

A modern kitchen comprises wall and base units having complementary worktops over, housing inset sink with side drainer, recesses housing a range cooker and washing machine which are both included in the sale, and integral appliances including fridge, freezer and slimline dishwasher. There are windows to the rear, the kitchen has tiled flooring and the worktops extend to one side to create a breakfast bar





Doors from the **Hallway** lead into:

Bedroom One 4.12 x 2.94m (approx. 13'6 x 9'7)
A spacious double room having a window to the rear, double doors out to the rear gardens and a range of fitted wardrobes

Bedroom Two 3.84 x 2.71m (approx. 12'7 x 8'10)
With a double fitted wardrobe and dual aspect windows

Shower Room 3.0 x 1.62m (approx. 9'10 x 5'4)
Comprising a modern suite fitted with pedestal

wash basin, WC and wet room style walk in shower, with tiled flooring, tiled splash backs, a heated towel rail and obscured windows to the front. A door opens to a useful **Airing Cupboard**

EPC in
Progress





Outside & Gardens

The apartment is set within a secluded courtyard servicing two other properties. There is allocated **Parking** as well as an up and over entrance door into the **Single Garage** 4.9 x 2.63m (approx. 16'0 x 8'7) which has stairs rising to a useful first floor with power, lighting and vaulted ceilings, which is ideal for use as storage or for conversion into a home office. Also within the courtyard is a wheelie bin store belonging to the property which also provides exterior storage space

Enjoying plenty of privacy, lawned gardens

extend to the rear aspect having mature borders and gated access to the side. There is an exterior water point to the front and the rear garden is shared with the upstairs neighbour

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.