



30 Paget Rise, Abbots Bromley, WS15 3EF



Offered with the benefit of no upward chain is this detached family home on the popular cul de sac of Paget Rise, benefitting from versatile and spacious interiors, four bedrooms and a generous garden plot. Presenting superb potential to remodel and modernise to taste, the property is laid to well designed interiors comprising split level living with easy opportunity to create a large open plan family kitchen. The reception hall leads off into the first of two reception rooms and a cloakroom, with steps down to a hallway, dining room and dining kitchen. To the first floor there are four bedrooms (three doubles) serviced by a master en suite and family bathroom. Outside, there is a double garage and parking to the front, and the property enjoys a pleasant outlook towards rural countryside. Secluded gardens are set to the rear enjoying plenty of sunlight and privacy, and the property is serviced by mains gas

central heating and double glazed windows.

The property lies 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 traditional 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, direct rail links to Birmingham and London can be found in Rugeley, and the International Airports of Birmingham, East Midlands and Manchester are within an easy drive.



- Detached Home on Popular Cul se Sac
- Offered with No Upward Chain
- Superb Potential to Remodel/Modernise
- Two Spacious Reception Rooms
- Dining Kitchen
- Reception Hall & Cloakroom
- Four Bedrooms (Three Doubles)
- En Suite & Family Bathroom
- Secluded Rear Gardens
- Double Garage & Parking
- Pleasant Rural Outlook to Front
- Peaceful Position on Cul de Sac
- Double Glazed Windows & Mains Gas Central Heating

#### Reception Hall

Steps rise to the front door which opens into an entrance porch, and in turn into the **Reception Hall**, with stairs down to the ground floor, stairs rising to the first floor landing and double doors into:

#### Lounge 5.78 x 4.22m (approx. 19'0 x 13'10)

This spacious dual aspect room features twin windows to the front, sliding doors out to the rear

garden and a stone fireplace with open fire

#### Cloakroom

Comprising pedestal wash basin and WC, with half tiling to walls and an obscured window

Steps leads down to the lower level **Hallway**, where there is a useful under stairs storage cupboard, a door to the kitchen and an opening leading to:

#### Dining Room 3.3 x 3.18m (approx. 10'10 x 10'5)

With sliding doors opening out to the rear garden

#### Dining Kitchen 5.18 x 2.87m (approx. 17'0 x 9'5)

Comprising a range of oak wall and base units with complementary worksurfaces over, housing inset sink with side drainer, integral dishwasher, Belling electric range cooker and space for a fridge freezer. The kitchen has tiled flooring, a window to the rear and doors open into the garage and out to the side aspect. There is space for a dining table and chairs to one end. The garage houses a **Utility** space for provisions for a washing machine and tumble dryer





Stairs rise to the **First Floor Landing** where there is loft access via a drop down ladder and doors opening to the **Airing Cupboard** and:

**Master Bedroom** 4.22 x 3.91m (approx. 13'10 x 12'10)

A spacious principal bedroom having windows to the front with an attractive rural outlook and a range of fitted bedroom furniture and wardrobes. With

private use of:

**En Suite** 2.26 x 1.95m (approx. 7'5 x 6'4)  
Comprising pedestal wash basin, WC and shower, with chrome heated towel rail and an obscured window

**Bedroom Two** 3.25 x 3.25m (approx. 10'8 x 10'8)  
Another double room having window to the rear

**Bedroom Three** 3.25 x 2.29m (approx. 10'8 x 9'6)  
A third double room having window to the rear

**Bedroom Four** 3.1 x 2.3m (approx. 10'2 x 7'6)  
Having window to the side

**Bathroom** 2.48 x 1.97m (approx. 8'1 x 6'5)  
Fitted with pedestal wash basin, WC and bathtub with shower unit over, with tiled flooring, tiled

splash backs, a heated towel rail and an obscured window





### Outside

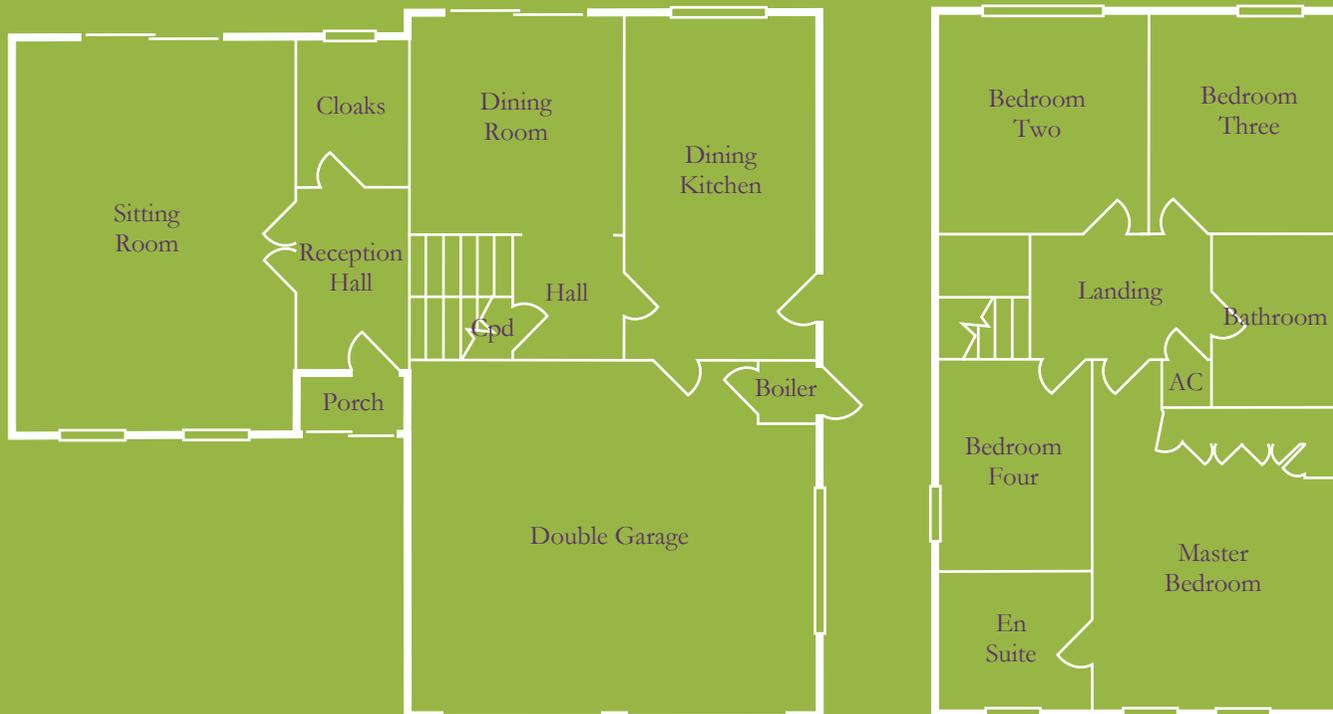
The property is set towards the end of this popular cul de sac in a peaceful position with a pleasant rural outlook to the front. Steps rise to the entrance porch, and there is parking to the front next to well maintained gardens

**Double Garage** 6.13 x 5.33m (approx. 20'1 x 17'5)

Having twin manual entrance doors, power, lighting and a courtesy door to the side. There are provisions for both a washing machine and tumble dryer

### Gardens

A gate to the side of the property opens to secluded and mature rear gardens, having two paved terraces with steps rising to shaped lawns edged with well stocked borders. There is an exterior water point and exterior lighting and the garden enjoys privacy to all sides



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   c
55-68	D	64   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.