



1 Birchwood Rise, Abbots Bromley, Staffordshire, WS15 3EA




Offered with no upward chain is this link detached bungalow set on a private lane, benefitting from two bedrooms, superb potential to remodel/upgrade and an attractive garden plot. Set within minutes walk of the centre of this desirable village, this ideal downsize offers excellent scope to refurbish and refit to the next owners requirements alongside a convenient setting on a private road servicing just two additional bungalows. The interior comprises briefly entrance hall, fitted kitchen, spacious lounge, two bedrooms, conservatory/lean to and family bathroom, with a single garage, parking and gardens to the front. The rear garden extends to an attractive size and offers potential to landscaped and to extend (STPP) the property. The bungalow is serviced by mains gas central heating via a combi boiler and majority double glazing.

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, 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.


- Link Detached Bungalow
- Popular Village Setting
- Lounge & Conservatory
- Two Bedrooms & Bathroom
- Front & Rear Gardens
- Offered with No Chain
- Private Road Servicing Three
- Fitted Kitchen
- Single Garage & Parking
- Ideal Downsize in Desirable Village



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**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.

**The Property Misdescriptions Act 1991:** 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.