



Ashleigh House, Lichfield Road, Abbots Bromley, WS15 3DN



Offered with no upward chain is Ashleigh House, a generously proportioned four bedroom detached home set in the popular village of Abbots Bromley. Offering excellent potential to modernise, remodel and extend (STPP), Ashleigh House showcases well maintained interiors set over two floors, enjoying a pleasant rural aspect to the rear. The accommodation comprises briefly reception hall, spacious lounge, conservatory, dining room, breakfast kitchen and utility, with a ground floor shower room doubling as a guests WC. Off the first floor part galleried landing are four double bedrooms and a family bathroom, with the master bedroom having a wash basin, WC and bidet. Outside,

the generous garden plot enjoys a high degree of privacy and has ample parking and a double garage to the front, with manicured gardens to the rear. Views towards open countryside can also be appreciated from the first floor rear aspect.

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. Abbots

Bromley has also formerly been named as one of the Top 12 Places to Live in the Midlands by the Sunday Times. For those looking 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 (in 80 minutes).

- Detached Home in Popular Village
- No Upward Chain & Superb Potential
- Secluded Plot with Rural Views
- Two Reception Rooms & Conservatory
- Breakfast Kitchen & Utility
- Ground Floor Shower Room
- Reception Hall & Galleried Landing
- Four Double Bedrooms
- Bathroom & WC to Master
- Immaculately Landscaped Gardens
- Potting Shed/Garden Store
- Double Garage & Ample Parking
- Mains Gas CH & Double Glazed
- Walking Distance to Village Amenities
- Well Placed for Commuter Routes & Rail Travel



The front door opens into a spacious **Reception Hall** 6.9 x 4.7m (approx. 22'6 x 15'6) – max, having staircase rising to the first floor, a window to the front and a door opening into a useful cloakroom storage cupboard. Further doors lead into:

Stunning Lounge 7.9 x 4.2m (approx. 26'0 x 13'11) Extending to a superb size, this spacious living room has dual aspect windows and a gas fireplace. Double doors open into:

Conservatory 4.4 x 2.6m (approx. 14'5 x 8'6) With dual aspect doors open out to and windows overlooking the gardens

Dining Room 3.5 x 3.5m (approx. 11'6 x 11'6) Another spacious reception room having window to the rear and a useful serving hatch through to the kitchen

Breakfast Kitchen 3.5 x 3.5m (approx. 11'6 x 11'6) Comprising a range of wooden wall and base units housing an inset sink and integral appliances including dishwasher, double oven and gas hob. There is space for a dining table and chairs, a door opens out to the side aspect and the kitchen opens into:

Utility 2.4 x 1.8m (approx. 7'11 x 6'0) A good sized space having window to the side, door to the side and a range of wall and base units housing spaces for a washing machine and fridge freezer

Shower Room

Double as a guests WC, the shower room is fitted with wash basin set to vanity unit, WC and shower, with tiled splashbacks and useful fitted storage





Stairs rise to the part galleried **First Floor Landing**, where there is a fitted cupboard over the stairs, a window to the front aspect and doors opening into:

Master Bedroom 4.9 x 4.7m (approx. 16'2 x 15'7)
A spacious principal bedroom having a large fitted wardrobe, a door opening to a WC and bidet (being ideal for conversion into an en suite) and a window to the front. There is a range of fitted storage to this room including wardrobes, drawers and a sink set to vanity units

Bedroom Two 4.2 x 3.3m (approx. 13'11 x 10'9)
Another good sized double room having fitted wardrobe and a window to the front aspect

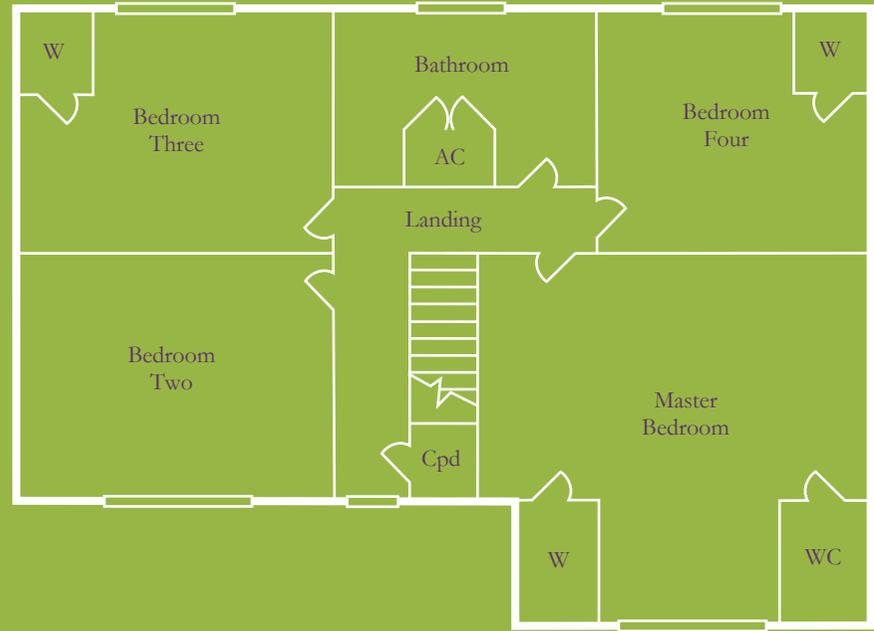
Bedroom Three 4.2 x 3.2m (approx. 13'11 x 10'7)
Having a window to the rear enjoying rural and garden views, and a large fitted wardrobe

Bedroom Four 3.6 x 3.2m (approx. 11'11 x 10'7)
A fourth double room having window to the rear and a large fitted wardrobe

Bathroom 3.5 x 2.4m (approx. 11'6 x 7'9)
Fitted with a white suite having wash basin set to vanity unit, WC, bathtub and separate shower, with a fitted **Airing Cupboard**, a window to the rear and tiled splash backs









Outside

Ashleigh House lies on a desirable garden plot in Abbots Bromley, being set back from the road beyond a generous frontage with mature hedges and foliage providing privacy. There is a pleasant outlook to the front, and the driveway provides parking for a number of vehicles. A door to the side opens to a covered walkway leading to the rear garden

Double Garage 5.4 x 4.8m (approx. 17'9 x 15'7)
 With electric up and over door, power and lighting

Gardens

Immaculately tended gardens are set to the rear and side of the property enjoying plenty of sunlight and a high degree of privacy. There is a paved terrace to the rear aspect leading onto shaped lawns edged with neatly stocked borders. A door to the side of the property opens into a useful **Potting Shed**, 3.0 x 2.8m (approx. 9'10 x 9'1), being ideal as a garden or bicycle store, having a door opening to the front aspect



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 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.