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**Uttoxeter Road | Abbots Bromley, Rugeley | WS15 3EQ**  
**£1,300 PCM**

**W** Webbs  
estate agents

## Summary

Available To Let – A Charming and Spacious Cottage in Abbots Bromley

Webbs Estate Agents are delighted to offer to let this deceptively spacious and characterful cottage, located in the highly sought-after village of Abbots Bromley. This beautifully presented home retains a wealth of original features and offers generous living accommodation throughout.

The property briefly comprises: a welcoming sitting room with Inglenook fireplace, separate lounge, dining room with a second Inglenook fireplace, conservatory, fully fitted kitchen, utility room, and guest WC.

To the first floor, the landing leads to a large family bathroom and three double bedrooms, with a staircase providing access to two attic rooms, ideal for use as a bedrooms, dressing area, home office, or playroom.

Externally, the home benefits from a generous rear garden and separate off-road parking for 2-3 cars, in addition to on-street parking.

## Key Features

- NO CHAIN
- TRADITIONAL COTTAGE
- FOUR RECEPTION ROOMS
- THREE BEDROOMS & FAMILY BATHROOM
- GENEROUS REAR GARDEN
- DECEPTIVELY SPACIOUS
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- KITCHEN, UTILITY & GUEST WC
- TWO ATTIC ROOMS
- VIEWING PARAMOUNT

## Rooms and Dimensions

### PROPERTY DETAILS:

#### SITTING ROOM

12'10" x 12'10" (3.92m x 3.93m)

#### LOUNGE

13'0" x 13'0" (3.97m x 3.97m)

#### DINING ROOM

12'7" x 10'7" (3.84m x 3.23m)

#### CONSERVATORY

12'9" x 8'5" (3.89m x 2.59m)

#### KITCHEN

10'8" x 12'7" (3.26m x 3.84m)

#### UTILITY ROOM

15'0" x 4'6" (4.58m x 1.39m)

#### GUEST WC

### LANDING

#### BEDROOM ONE

12'9" x 10'9" (3.90m x 3.30m)

#### BEDROOM TWO

12'7" x 9'4" (3.85m x 2.85m)

#### BEDROOM THREE

10'5" x 9'4" (3.18m x 2.87m)

#### GENEROUS BATHROOM

10'6" x 9'5" (3.21m x 2.89m)

#### ATTIC ROOM ONE

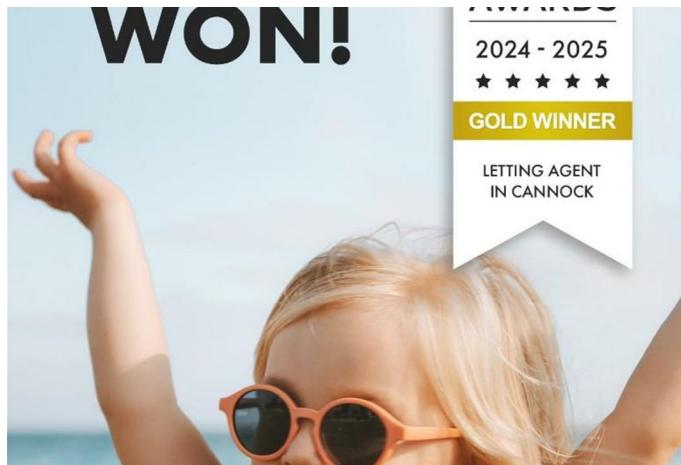
12'11" x 12'11" (3.94m x 3.96m)

#### ATTIC ROOM TWO

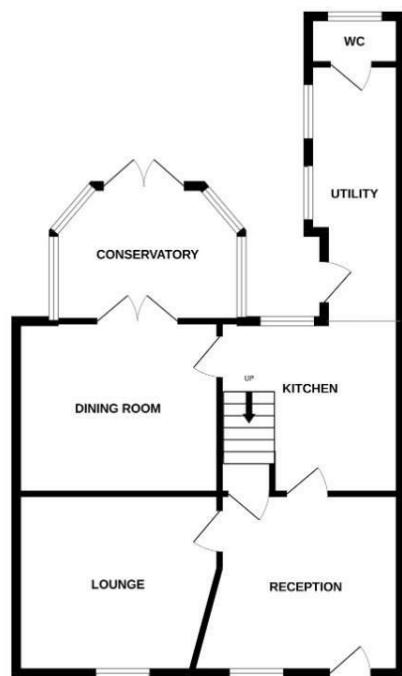
12'11" x 12'11" (3.96m x 3.94m)

### Please Note

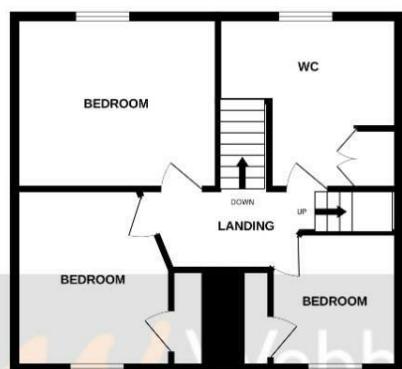




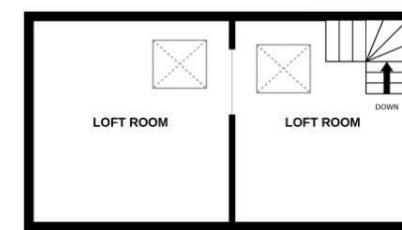
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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