



**Connells**

Holly Bank Lichfield Road  
Abbots Bromley Rugeley

# Holly Bank Lichfield Road Abbots Bromley Rugeley WS15 3DL

for sale  
**£180,000**



## Property Description

A CHARMING VILLAGE GEM WITH A WEALTH OF OUTDOOR EXTRAS!

A superb One Bedroom End-Terrace Home in Abbots Bromley, Staffordshire | Garage | Off-Road Parking | Rear Garden | Additional Plot of Land

A wonderful opportunity to acquire a charming home in the highly regarded village of Abbots Bromley, boasting an exceptional combination of indoor comfort, outdoor space and exciting potential! Nestled within the delightful Staffordshire village of Abbots Bromley, this appealing one-bedroom end-of-terrace home offers a fantastic opportunity for first-time buyers, downsizers, single occupants or those seeking an attractive investment property. Pleasantly presented throughout, the home combines practical, easy-to-maintain accommodation with a collection of outdoor benefits that make it stand out from the crowd.

Step inside and discover a welcoming lounge/diner, providing a versatile living space in which to relax, entertain friends or enjoy a cosy evening at home. The adjoining kitchen is thoughtfully positioned to make everyday living convenient, while the first floor reveals a comfortable double bedroom alongside a shower room.

Outside, the property continues to impress! The charming rear garden provides a wonderful space to unwind, enjoy a morning coffee, potter about or make the most of warmer summer days. The addition of off-street parking and a garage is a particularly valuable benefit, offering practical parking, useful storage or space for hobbies.

## Entrance Porchway

## Lounge Diner

13' x 11' 5" ( 3.96m x 3.48m )

## Kitchen

6' 8" x 5' 1" ( 2.03m x 1.55m )

## First Floor

## Master Bedroom

11' 5" x 10' 8" ( 3.48m x 3.25m )

## Shower Room

9' 2" x 5' 2" ( 2.79m x 1.57m )

## Rear Garden

## Garage

## Off Street Parking

## Plot Of Land

Adding a particularly appealing twist to this already attractive home is a separate additional plot of land nearby - a rare and exciting extra that could offer a variety of potential uses, subject to its precise location, ownership details and any applicable restrictions. No planning permission has been granted or even asked for.

## Abbots Bromley

Rich in history and character, the village is renowned for its attractive streetscape, historic buildings and welcoming community atmosphere. With origins dating back to before the Norman Conquest, Abbots Bromley enjoys a fascinating heritage, with its traditional village centre providing an appealing backdrop to everyday life.

One of the village's most distinctive traditions is the famous Abbots Bromley Horn Dance, an extraordinary annual folk custom dating back centuries, which brings visitors to the area and celebrates the village's unique identity.

For residents, Abbots Bromley offers the pleasure of a more relaxed village lifestyle, with local shops, cafés, traditional public houses and community facilities helping to create a friendly and established environment. Whether enjoying a leisurely coffee, meeting friends for a drink or simply taking a stroll through the village, there is a wonderful sense of place to appreciate.

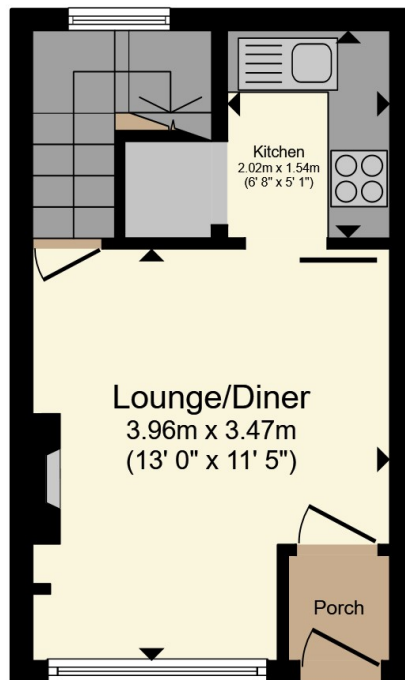
The surrounding countryside is another significant attraction. With scenic walking routes, open rural landscapes and nearby Bagot's Park and Forest, the area is ideal for those who enjoy fresh air, country walks and the opportunity to escape the pace of busier urban life. Blithfield Reservoir is also within the wider surrounding area, providing further opportunities to enjoy the natural environment.

Families will appreciate the presence of Richard Clarke First School within the village, while the nearby towns provide access to a wider range of shopping, schooling, leisure and employment opportunities.

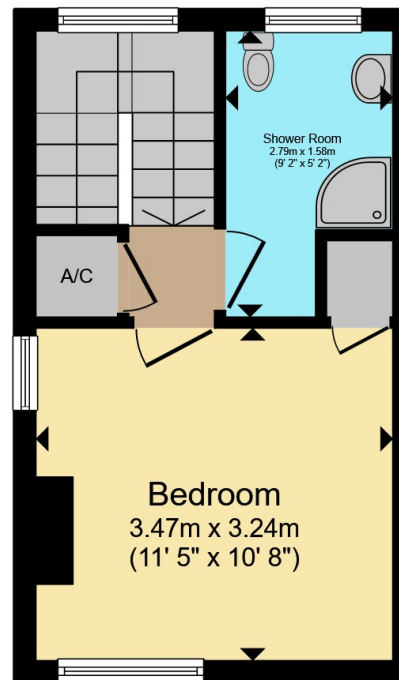








**Ground Floor**



**First Floor**

Total floor area 42.5 m<sup>2</sup> (458 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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11-13 Bore Street  
 LICHFIELD WS13 6LZ

EPC Rating: E Council Tax  
 Band: B

Tenure: Freehold

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