

# Alrewas Road

Kings Bromley, Burton-on-Trent, DE13 7HW

John  
German



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£485,000

An impressively spacious detached family home located in the highly desirable village of Kings Bromley offered to the market with no onward chain.



This spacious and very versatile four bedroom detached family home sits proudly on Alrewas Road in the ever-popular village of Kings Bromley. The village has amenities including a Co-op store, Royal Oak public house, 11th Century All Saints Church, cricket club and the Richard Crosse Primary School. It also falls in the catchment area for John Taylor High School, rated 'Outstanding', located in the nearby village of Barton under Needwood. For commuters, the village is well placed for the nearby A38, A515 and M6 Toll Road. There are two train stations in Lichfield and both East Midlands and Birmingham International airports are within a 45-minute drive away.

**Accommodation** - A uPVC entrance door opens into the reception hallway with doors off into the two reception rooms, the first of which is the living room with a central feature natural stone fireplace with gas fire, uPVC double glazed window to the front aspect and further light pouring in through a glass block side screen and Velux skylights. Stairs rise to the first floor landing.

The second reception room is a dining room with carpeted flooring, a traditional fire surround with marble hearth and uPVC double glazed windows to the front and side aspects. A door opens into an inner lobby which provides access to a ground floor bedroom, conservatory, kitchen, living room and dining room.

The large and spacious conservatory has double doors out to the rear garden and real wood flooring.

The ground floor bathroom comprises a free-standing clawfoot bath with mixer taps and shower attachment standing on a marble plinth, low level WC, wash hand basin, heated towel rail, built-in linen store cupboard, co-ordinated ceramic wall tiling and granite flooring with upstands plus uPVC double glazed windows to the rear and side aspects.

The kitchen has been luxuriously updated with an extensive range of wall and base units complemented by marble worksurfaces over, glazed display units, central island with breakfast bar, pull out larder unit, integrated drinks fridge, Bosch oven and grill, combination microwave oven and four ring gas hob. There is a window to the rear aspect and a door leading to a covered passage with access into the garden and a door opening into a detached brick built outbuilding. This versatile and incredibly useful room could be used as either as a home office, gym or games room with tiled flooring, spotlights, double doored built in storage cupboard, loft space and uPVC French doors leading out to the rear garden.

Upstairs there are four well proportioned double bedrooms, all of which benefit from having fitted wardrobe space along with the master bedroom also having its own en-suite shower room.

Outside to the front of the property is a generously sized block paved driveway providing ample off-road parking, a lawned foregarden and a feature canopy porch with timber pillars. To the rear of the property is an enclosed garden with a large paved patio seating area, various raised borders for planting, garden shed and what was previously a large koi pond with associated equipment.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Lichfield District Council / Tax Band E

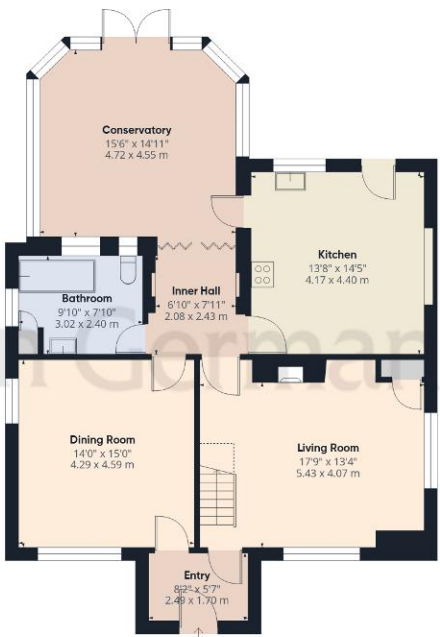
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/15102025

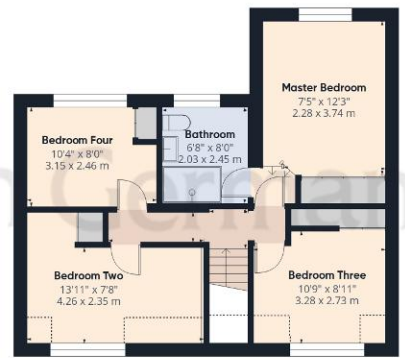








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1803 ft<sup>2</sup>  
167.7 m<sup>2</sup>

Reduced headroom

44 ft<sup>2</sup>  
4.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

#### Agents' Notes

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#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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