

Alrewas Road

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

John
German



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Offers Over £550,000

An impressive three bedroom detached bungalow located in the highly sought after village of Kings Bromley offered to the market with no onward chain.

This spacious and versatile three bedroom detached bungalow offers just under 2,000 square feet of accommodation and occupies a delightful position set back off the road on Alrewas Road in the ever-popular village of Kings Bromley. The village has a range of 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.

Internally the property comprises an entrance porch with a uPVC entrance door opening into the welcoming hallway with beautiful herringbone wooden flooring, and two useful storage cupboards.

The breakfast kitchen is a spacious 'L' shaped room with a range of matching wall and base units including corner display shelving, a range of integrated kitchen appliances, space for larger type fridge/freezer, useful pantry cupboard, one and a half bowl stainless steel sink with mixer tap, tiled splashbacks, uPVC double glazed window to the front aspect, a further double glazed window to the rear aspect, tiled flooring and spotlights to the ceiling. Leading off is a utility room having space and plumbing for a washing machine and tumble dryer along with a door out to the side of the property.

The spacious and extended lounge/dining room has an impressive marble fireplace, carpeted flooring, various wall light points, window to the side aspect and a walk in bay window to the rear aspect. Leading off is an orangery with a beautiful tiled flooring, roof lantern with spotlights to the ceiling and a door to the garden.

Accessible from the inner hallway are doors to the three bedrooms, two storage cupboards, family bathroom and guest cloakroom. The spacious master bedroom has a selection of built-in wardrobes with matching bedside tables and cabinets, dressing table and chest of drawers, uPVC double glazed window to rear aspect and a door leading into the en-suite shower room. Bedroom two is a further spacious double bedroom having two double doored built in wardrobes and a walk in bay window to the front aspect and bedroom three has a uPVC double glazed window to the front aspect. The family bathroom has a suite comprising panelled bath, pedestal wash hand basin and separate tiled shower cubicle, spotlights to the ceiling, and an obscure uPVC double glazed window to the rear aspect. There is a separate WC.

Outside the bungalow is set well back off the road with a long shared driveway approach with next door. There is a double garage with an electric up and over door, lighting and power along with the wall mounted boiler. There is a large lawned front garden offering generous off-road parking and to the rear of the bungalow is a secure enclosed garden laid mainly to lawn, but also having a patio seating area with electric canopy over, and a variety of plants and shrubs.

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. There are some restrictive covenants within the land registry.
Property construction: Traditional
Water supply: Mains
Parking: Drive
Sewerage: Mains
Electricity supply: Mains
Heating: Mains
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre 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 F
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/23102025

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Approximate total area⁽¹⁾

1959 ft²

181.8 m²

(1) Excluding balconies and terraces

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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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



