



26 Alrewas Road, Kings Bromley, Staffordshire, DE13 7HW

 Parker
Hall

Set in the heart of Kings Bromley is this characterful Grade II Listed cottage, showcasing immaculately refurbished interiors, two double bedrooms and superb outside space including south facing gardens, a gated driveway and detached garage. Having been renovated to a superb standard around 5 years ago, this charming semi detached cottage has received a thorough upgrade to include a full rewire, new boiler and central heating system, under floor heating to the ground floor, internal insulation and a new roof. Highlighting the integrity of the Grade II Listed status, the cottage has been finished with lime plaster and traditional fittings, complemented by original doors, exposed stonework and beams throughout.

The interiors comprise briefly two reception rooms, kitchen, utility and shower room to the ground floor, with two double bedrooms accessed off two staircases, one of which is serviced by a private en suite. Outside, a drive shared with one additional property leads to the rear aspect where there is parking for a number of vehicles as well as a detached garage, and immaculately landscaped gardens offer a pleasant and secluded space for outdoor entertaining. The cottage is serviced by mains gas central heating and hardwood windows and doors.

- Beautifully Refurbished Cottage
- Grade II Listed & Wealth of Character
- Kitchen & Utility
- Master En Suite & Ground Floor Shower Room
- Detached Garage & Gated Parking
- Desirable Village Setting
- Two Spacious Reception Rooms
- Two Spacious Double Bedrooms
- South Facing Landscaped Gardens
- Well Placed for Local Amenities & Commuter Routes



Kings Bromley is a popular village home to an active and well served community centred around handsome streets lined with a collection of character and modern homes. Village amenities include All Saints Church, a highly regarded primary school, the village hall, a Co-Op general store, The Royal Oak pub and the show field and cricket ground. Further amenities in the Cathedral City of Lichfield where there is a shopping centre, numerous pubs and restaurants, the historic medieval Cathedral and Beacon Park. Two rail stations in Lichfield providing direct links to Birmingham and London (in 80 mins) and the village is well placed for commuters, with the A38, A515 and M6 Toll all within easy reach. Birmingham International, East Midlands and Manchester Airports are all within an easy drive. The Richard Crosse Primary School in the village feeds into the John Taylor High School in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating.

It is to be noted:

due to the age of the cottage the ground floor ceilings are low.



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.

The Property Misdescriptions Act 1991: 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.