



26 Alrewas Road, Kings Bromley, DE13 7HW



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.

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.

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

A gate opens from the rear driveway into the landscaped gardens, leading in turn to the entrance door opening into:

Dining Room 4.43 x 4.4m (approx. 14'6 x 14'5)
A spacious welcome to this charming home,

having flagstone flooring with under floor heating(which extends throughout the ground floor accommodation), a wealth of exposed beams and a door opening to stairs rising to the second bedroom. An impressive inglenook features original stonework, and an opening leads into:

Sitting Room 4.45 x 4.4m (approx. 14'7 x 14'5)
A cosy and well presented reception room, having a window and door to the front, flagstone flooring and a wealth of exposed beams. A door opens to stairs rising to the master suite with storage beneath, and a wood burning Villager stove has a beam lintel over. archways open into:

Kitchen 4.36 x 2.01m (approx. 14'3 x 6'7)
Comprising traditional shaker base units with Quartz worksurfaces over, housing a double Belfast sink and integrated appliances including oven, induction hob, fridge and freezer. Windows to the rear and side overlook pleasant views over the rear gardens





Utility 2.44 x 1.45m (approx. 8'0 x 4'9)
A useful space having work surfaces housing space for a washing machine, the Baxi boiler is housed in here and there is a window to the side

Ground Floor Shower Room 2.4 x 1.51m (approx. 7'10 x 4'11)
Fitted with a white suite having wash basin set to vanity unit, WC and walk in shower, with quarry tiled flooring, a heated towel rail and an obscured window to the front



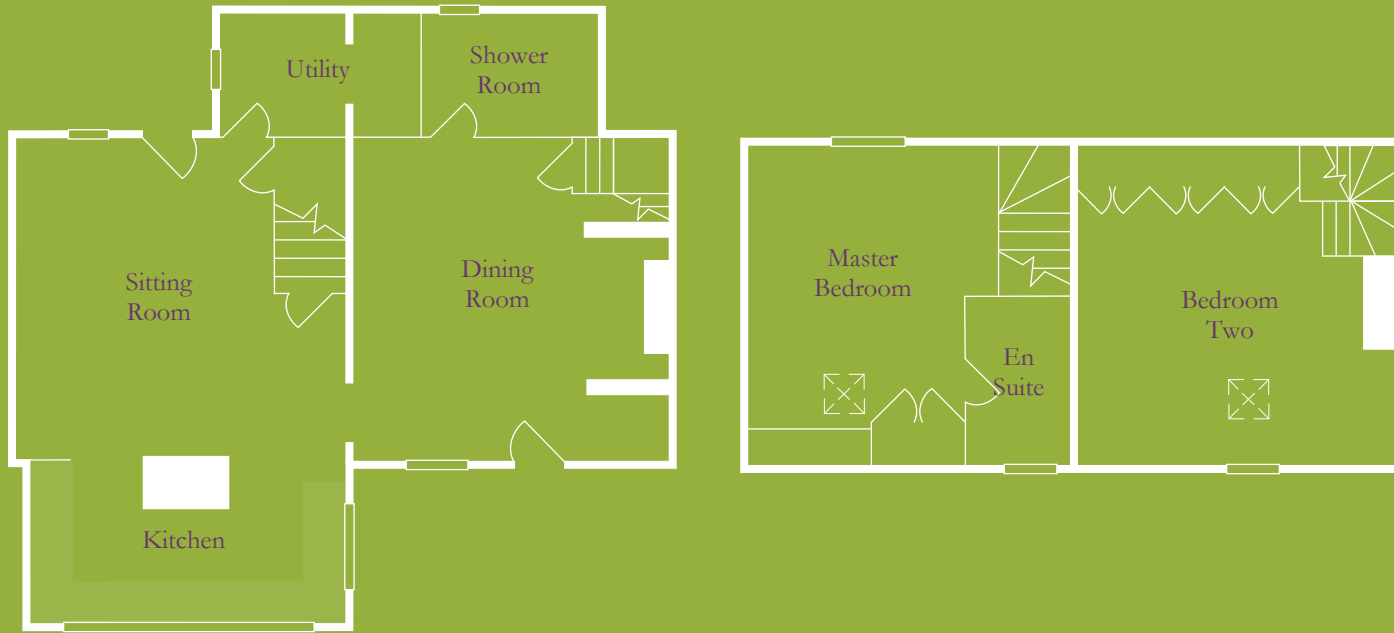
Master Bedroom 4.52 x 3.43m (approx. 14'10 x 11'3)
Stairs rise from the **Sitting Room** giving access to this spacious bedroom suite, having impressive vaulted ceilings, exposed beams, original exposed floorboards and a range of fitted bedroom furniture and storage. A window and skylight provide plenty of natural light, and a thumb latch door opens into:

En Suite 2.2 x 1.78m (approx. 7'2 x 5'9)
Fitted with wash basin set to vanity unit, WC and

walk in shower, with tiled flooring, tiled splash backs, a heated towel rail and an obscured window to the rear

Bedroom Two 4.4 x 3.9m (approx. 14'5 x 12'9)
A second staircase rises from the **Dining Room** to this second spacious double room which has use of the ground floor shower room. This double room features a range of fitted wardrobes, a window to the front, skylight to the rear, vaulted ceilings and a wealth of exposed original beams





Outside

From Alrewas Road, a driveway shared with one other property leads to the gated driveway where there is parking for a number of vehicles as well as access into the **Detached Garage** via manual entrance doors. The garage has a water point, power and a data cable presenting an ideal work from home space

South Facing Garden

Gated access opens into beautifully landscaped rear garden, being laid to a paved terrace, a raised pond, artificial lawns and neatly stocked flowerbeds. There is exterior lighting, power and a water point, and the garden enjoys an excellent degree of privacy and plenty of sunlight



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.

Consumer Protection Regulations: 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.