



Little Gables Cottage, 28 Alrewas Road, Kings Bromley, DE13 7HW

Set in the heart of Kings Bromley is this characterful Grade II Listed cottage being offered with no upward chain, showcasing immaculately refurbished interiors, versatile living accommodation and excellent outside space including south facing gardens and a private driveway. Having been refurbished throughout to a superb standard in recent years, this charming semi detached village home highlights the appeal of the Grade II Listed status throughout, whilst being finished with traditional fittings, lime plaster and exposed beams throughout. The interiors comprise briefly garden room, sitting room with wood burner, dining room/snug, kitchen with integral appliances and breakfast bar and shower room to the ground floor, with a double bedroom, dressing room and en suite set to the first floor. Outside, a private driveway leads to the rear aspect where there is parking for a number of vehicles, with an immaculately landscaped south facing garden offering 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.

- Charming Grade II Listed Cottage
- No Upward Chain
- Desirable Village Setting
- Beautifully Refurbished & Wealth of Character
- Three Reception Rooms
- Breakfast Kitchen
- Ground Floor Shower Room
- En Suite Double Bedroom
- Dressing Room
- Landscaped South Facing Gardens
- Private Drive & Ample Parking
- Fully Refurbished to including Rewire, Central Heating System, Roof & Insulation
- Well Placed for Local Amenities & Commuter Routes

Garden Room 4.3 x 2.06m (approx. 14'1 x 6'9)
From the driveway to the side a door opens into this versatile reception room, having double doors opening out to the rear garden and tiled flooring. Leading open plan style into:

Sitting Room 4.7 x 2.5m (approx. 15'5 x 8'3)
Stairs rise to the first floor accommodation and a wood burning stove is set to a tiled hearth. A door opens into:

Snug/Dining Room 4.65 x 2.5m (approx. 15'5 x 8'3)
Another versatile reception room, having exposed beams and brickwork, a door into the **Sitting Room** and an opening through the **Garden Room** enjoying a pleasant view over the south facing rear garden. There is a breakfast bar and a door leading into:

Breakfast Kitchen 4.2 x 1.5m (approx. 13'9 x 4'11)
Fitted with a range of shaker wall and base units with oak worksurfaces over, housing an inset sink with side drainer, integral oven with electric hob over, fridge freezer and dishwasher (or plumbing for a washer/dryer). With windows to the side, the tiled flooring, a wealth of exposed beams and a door opening into the **Shower Room**







A door opens from the **Kitchen** into the ground floor:

Shower Room

Fitted with pedestal wash basin, WC and walk in shower, with tiled flooring and splashbacks, a heated towel rail and an obscured window to the side

Master Bedroom 4.45 x 2.46m (approx. 14'7 x 8'1)
Stairs rise from the **Sitting Room** to this spacious bedroom, having a window to the rear and private use of:

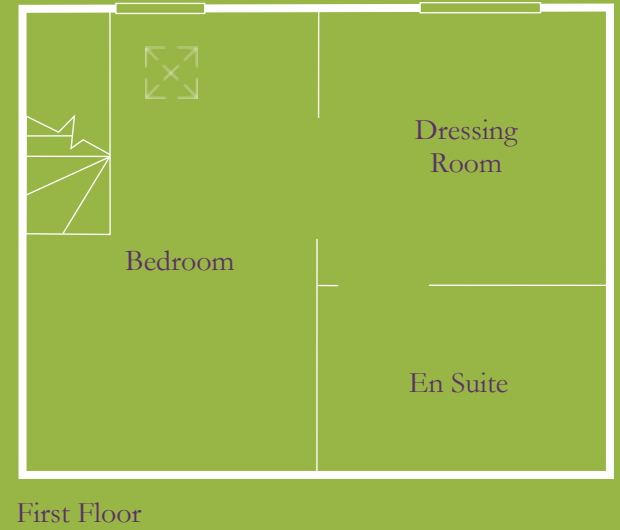
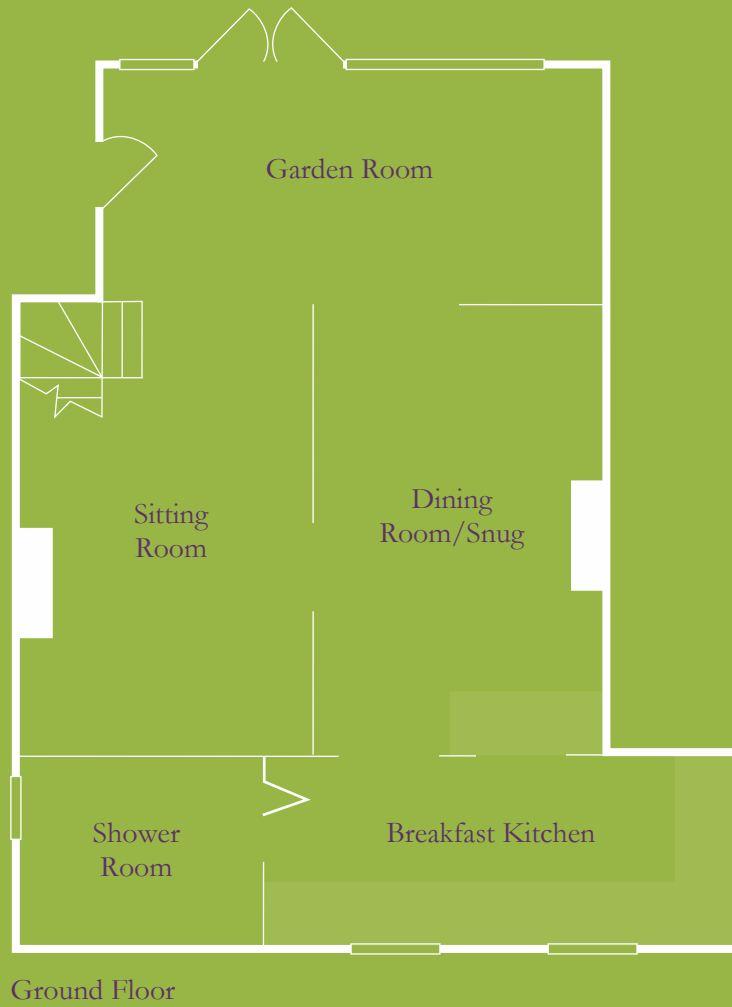
Dressing Room 2.57 x 2.46m (approx. 8'5 x 8'1)
With a window to the rear and an opening into:

En Suite

Having a wash basin and WC set to vanity unit, walk in shower, tiled splash backs and a chrome heated towel rail

Score	Energy rating	Current	Potential
92+	A		111 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Outside

A private drive leads from Alrewas Road to the rear of the cottage, where there is a gravelled parking area with space for one vehicle. A door from the driveway leads into the **Garden Room**

Landscaped Garden

Enjoying a sunny south facing aspect, the garden is laid to a porcelain terrace, benefitting from a good degree of privacy as well as exterior lighting

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