



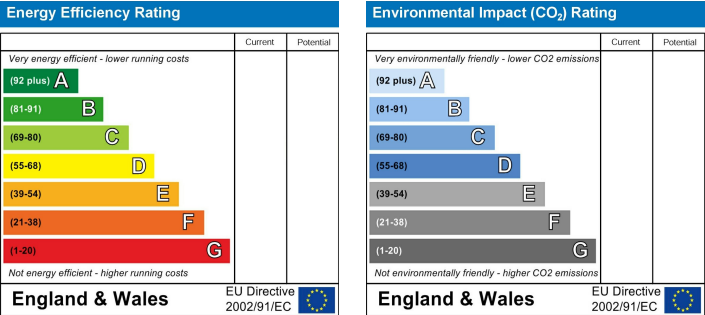
Manor Cottage 25 Manor Road, Kings Bromley,
Staffordshire, DE13 7HZ

Set on the prestigious Manor Road is Manor Cottage, a beautifully presented Georgian residence showcasing elegant three storey interiors, five double bedrooms and idyllic south facing gardens. Having been remodelled and extended over time, this individual village home retains many original features including exposed beams, quarry tiled flooring and character fireplaces, with versatile accommodation offering the potential for a ground floor annexe and a secluded home office suite. The interiors comprise briefly stunning reception hall with inglenook, two reception rooms, open plan family kitchen, utility, cloakroom and a playroom/ground floor bedroom with shower room, with five double bedrooms set to the first and second floors serviced by two en suites, a walk in wardrobe and a luxury family bathroom. Outside, a drive shared with one other property leads to a gated parking area and within the established south facing gardens is a detached office (ripe for conversion into an annexe) and a summer house. Manor Cottage lies within a protected Conservation Area and is serviced by mains gas central heating and partial double glazing.

- **Elegant Georgian Village Home**
- **Reception Hall with Inglenook**
- **Playroom/Annexe with En Suite**
- **Two En Suites & Luxury Bathroom**
- **South Facing Garden & Gated Parking**
- **Spacious Extended Family Interiors**
- **Two Reception Rooms & Open Plan Kitchen**
- **Five Double Bedrooms**
- **Detached Office/Studio**
- **‘Outstanding’ School Catchment**



Manor Cottage holds a prominent position within the popular village of Kings Bromley, a thriving village home to an active community centred around the All Saints Church, highly regarded primary school, village hall, Royal Oak pub and the show field and cricket ground. Further amenities lie just five miles away 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 provide direct links to Birmingham and London (in 80 minutes) and the village is well placed for commuters, with the A38, A515 and M6 Toll all within easy reach, and Birmingham International and East Midlands Airport both being within a 40 minute 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, and there are a superb range of private schools within close reach including Smallwood Manor, Lichfield Cathedral and Repton.





The Promenade
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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.