



Keable Homes Ltd
Sales & Lettings

Manor Road

Kings Bromley, Staffs, DE13 7HZ

- BUILT IN THE 1700s
- FULL HIGH SPECIFICATION REFURBISHMENT
- TWO DOUBLE BEDROOMS
- MODERN OPEN PLAN LIVING AREA

Asking Price Of £315,000

EPC Rating '47'





Property Description

Keable Homes are delighted to bring to the market this exceptional, stunning, two bedroom property set within popular Manor Road, Kings Bromley. The property has been renovated to a very high standard throughout offering a beautiful mix of the old and new. The front door opens out into a breath taking open plan kitchen dining living space with a modern kitchen, real wood oak flooring and a spacious living room area. Both bedrooms are well proportioned double rooms and the shower room has been fitted to a high specification. Externally there is a gravel driveway and double gates lead to the low maintenance courtyard garden.

We believe this property would be ideal for someone looking for a modern, sophisticated home, and while it is a bungalow, it would suit young professionals as well as older people looking to take advantage of the one-level living space. The bungalow has also been designed so internally it is disability friendly with level floors, wide doorways and low level light switches.



The property sits within the centre of the village, a short walk from the local shops, schools and there is a family public house at the corner of the road. There are excellent road links with access to the A38 closeby, and good public transport links close by. It truly is a property that must be viewed to appreciate the location as well as the finish of the house itself.

APPROACHED VIA -

a gravelled driveway leads up from the road. Double gates lead to the rear of the property, and a modern, hardwood front door opens out into:

OPEN PLAN LIVING AREA

(7.71m x 4.68m) - with a range of kitchen wall and base units with a real wood work surface over. There is space for appliances such as an integrated fridge freezer, electric hob and oven, washing machine and dishwasher. There is a Belfast style ceramic sink inset with mixer tap over. There are lights inset into the plinths as well as a heater, and an extractor hood fitted over the cooker space. The room is light and bright with two UPVC double glazed windows overlooking the front, a third overlooking the rear and two sets of high quality aluminium framed triple bi-fold doors opening out onto the garden, truly bringing the outside in for the summer months. There are two electric wall mounted radiators and space to install and electric fire in the fireplace. There is a large kitchen unit housing the hot water tank. There are ceiling spot lights and light points as well as well positioned aerial points and telephone line.



HALLWAY -

with the real wood flooring continuing from the main room, there are ceiling spotlights and the loft access hatch. The loft has been partially boarded with useful storage shelving in place. There are doors leading to both bedrooms and the shower room.

BEDROOM ONE

(3.68m x 3.62m) - a bright double room with freshly carpeted flooring, a wall mounted electric radiator and a UPVC double glazed window overlooking the front.

BEDROOM TWO

(3.61m x 3.20m) - a further double room with carpeted flooring, a wall mounted electric radiator and an aluminium framed door leading out to the back garden. Further light comes from the velux-style window.



SHOWER ROOM



(2.30m x 2.00m) - a beautifully fitted suite comprising of a corner shower cubicle with mains fed shower, a large unit with the hand wash basin inset and a low level WC. The unit also provides useful storage. There is a wall mounted mirror, hardwearing vinyl click flooring and a velux style roof window letting in natural light.

TO THE REAR -

the garden is small and low maintenance with gravel continuing from the driveway and attractive raised borders with plants and shrubs having been newly planted. It is private and enclosed. Double gates lead to the driveway for one car, or a further car could be parked in the garden courtyard. The garden area can be accessed from the main front door, the bi-folding doors or front the door leading from bedroom two.

The property currently has modern electric heating installed, but there is a mains gas connection to the side of the property should a new owner prefer to alter the heating.

Please note: all measurements are approximate and intended as a guide only. Any prospective purchaser should satisfy themselves of their accuracy.

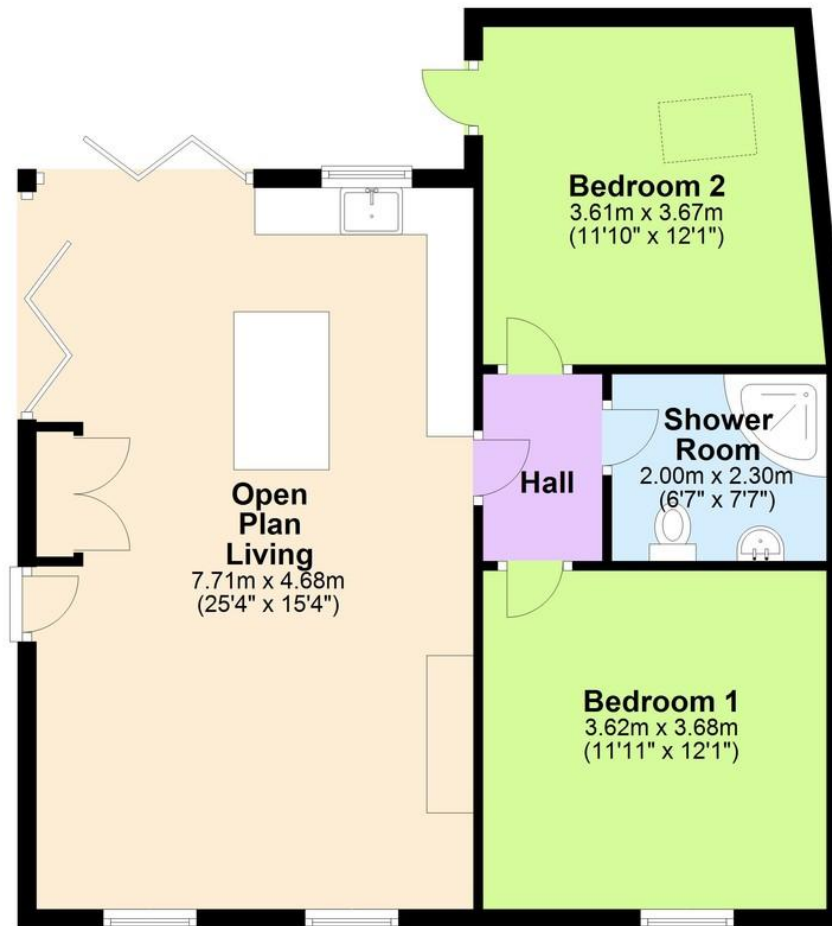
We highly recommend taking the time to view this property as it certainly does have the wow factor! Viewings can be booked via the agent, Keable Homes Ltd, and are strictly by appointment only.

We have been informed that all mains services are connected to the property. Your conveyancing professional will confirm this for you.





Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.