



Alrewas Road, Kings Bromley
Burton-On-Trent, DE13 7HP

Offers in the Region Of £650,000

Kings Bromley

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Welcome to The Old Vicarage Stables in Kings Bromley. A wonderfully unique property situated in a highly desirable rural village, still within close distance of popular local amenities and Lichfield City Centre.

Approached via a large frontage with a huge driveway and beautifully maintained front garden, the first impressions of this characterful home are delightful.

There is a highly impressive double garage accessible from the front, providing great potential with first floor storage.

Through the front door is a spacious open hallway with an attractive staircase up to the first floor, and access to a guest W.C, and two versatile reception rooms currently being used as a study/snug and a formal dining room.

There is a wonderfully spacious main living room with a feature box bay window, and a separate conservatory overlooking the attractive rear garden. The kitchen/breakfast room boasts ample breakfast/dining space, with a beautiful cottage-style fitted kitchen and sky light windows, plus access out to a private courtyard space and a separate utility room.

The first floor boasts a great amount of space, with three brilliant size bedrooms and a main family bathroom. The master bedroom features ample furniture space and a private en-suite shower room, as well as a fitted walk-in wardrobe.

Outside to the rear is a charming garden with social patio space, neatly maintained lawn, and side access to the front of the property.



Property Specification

WONDERFUL CHARACTER PROPERTY
HIGHLY DESIRABLE KINGS BROMLEY VILLAGE LOCATION
DECEPTIVELY SPACIOUS ACCOMMODATION THROUGHOUT
BRIGHT KITCHEN/BREAKFAST ROOM
SEPARATE UTILITIY



Hallway

Kitchen/Breakfast Room 16' 6" x 8' 2" (5.03m x 2.49m)

Utility 8' 2" x 5' 8" (2.49m x 1.73m)

Lounge 21' 4" x 11' 8" (6.50m x 3.56m)

Conservatory 10' 0" x 7' 11" (3.04m x 2.41m)

Dining Room 12' 8" x 8' 8" (3.86m x 2.64m)

Study/Snug 11' 1" x 8' 8" (3.38m x 2.64m)

Downstairs W.C. 6' 2" x 3' 3" (1.88m x 0.99m)

Double Garage 17' 4" x 16' 11" (5.29m x 5.16m)

Bedroom One 15' 1" x 12' 8" (4.61m x 3.86m)

En-Suite 7' 9" x 5' 10" (2.36m x 1.77m)

Bedroom Two 11' 11" x 10' 8" (3.62m x 3.25m)

Bedroom Three 12' 8" x 8' 8" (3.87m x 2.64m)

Bathroom 9' 2" x 6' 2" (2.79m x 1.88m)

Agent's Note:

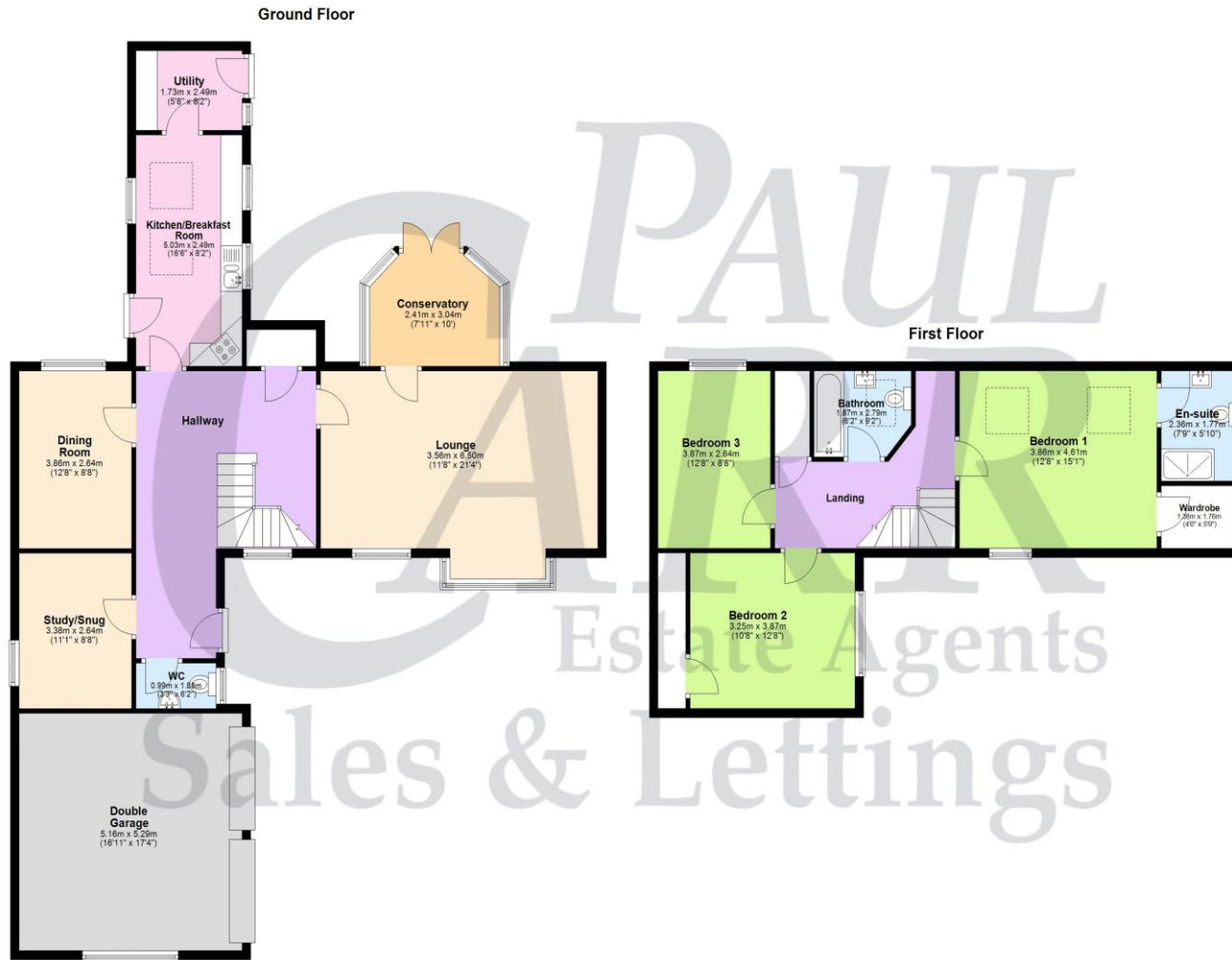
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Came on the market:

Viewer's Note:

Services connected: Gas/electric/water/drainage
Council tax band: G
Tenure: Freehold
No loft

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

