



BEECH HOUSE | LICHFIELD ROAD | KINGS BROMLEY | STAFFORDSHIRE |

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ESTATE AGENCY



# BEECH HOUSE

LICHFIELD ROAD | KINGS BROMLEY | STAFFORDSHIRE | DE13 7JE

£695,000

A five bedroom detached family home within the John Taylor catchment area, occupying an enviable, central village, position and finished to the most exacting of standards. Individually designed and built in 1999 and tastefully finished in a modern style, the flexible family accommodation extends to 2,276 square feet and is located on one of the village's most popular roads. Only moments away from the popular Royal Oak pub, Coop supermarket and Richard Crosse Primary School. The accommodation on the ground floor boasts wide plank oak flooring throughout and comprises: A porch entrance, spacious reception hallway with elegant staircase, guest cloakroom, double aspect living room with log burner, second sitting room and study also with a log burner and a thoroughly impressive kitchen diner and family room with accompanying utility room.

The first floor is equally impressive boasting a spacious principal bedroom with striking contemporary en suite shower room, four further bedrooms and a luxury period style bathroom with claw footed roll top bath and separate shower. Externally the wonderfully private rear garden has been professionally landscaped with block paved seating areas, manicured lawn and stylishly planted borders and private driveway parking and a double garage can be found to the the front of the property.

Viewing is essential to appreciate the attractive nature of this property, its high level of finish and attractive village position.



## GROUND FLOOR

- Porch Entrance
- Spacious Entrance Hall With Elegant Return Staircase To First Floor
- Attractive Double Aspect Living Room With Log Burner & Access To Rear Garden
- Second Cosy Sitting Room & Study Also With Log Burner & Bespoke Shelving
- Showpiece Open Plan Kitchen Diner & Family Room With Double Doors To Rear Garden
- Guest Cloakroom
- Utility Room





## FIRST FLOOR

- Gallery Landing With Airing Cupboard
- Principal Bedroom Suite With Fitted Wardrobes
- Striking Contemporary En Suite Shower Room
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Bedroom Five
- Luxury Period Style Family Bathroom With Claw Footed Roll Top Bath & Separate Shower







#### VILLAGE INFORMATION

Beech House is situated at the heart of Kings Bromley, close to the Cathedral City of Lichfield. A sought after village with good everyday facilities including a Coop supermarket and the popular Royal Oak pub. It is blessed with superb school catchment areas including the village primary and preschool and John Taylor High School - regarded as one of the best state secondary schools in the area. Other schools in the area include the Lichfield Cathedral School, Foremarke Hall, Repton School, Smallwood Manor, Denstone College and Abbots Bromley School for Girls. Kings Bromley is well located with central Birmingham and Birmingham International Airport both only 25 miles distance. The A38, A5, M6 Toll, M6 and M42 are all within easy reach. Regular trains run from Lichfield and Tamworth to London Euston with a journey time of under 1 hour 30 minutes. Sports fans will be interested in the many teams and clubs within the village including football, cricket, bowling and karate and the Manor Sailing Club and Lichfield Gold & Country Club are also just outside the village. Other groups include the village hall, scouts, youth and theatre groups, a horticultural society and the Royal British Legion. Bromley Hayes Marina is also within easy reach.





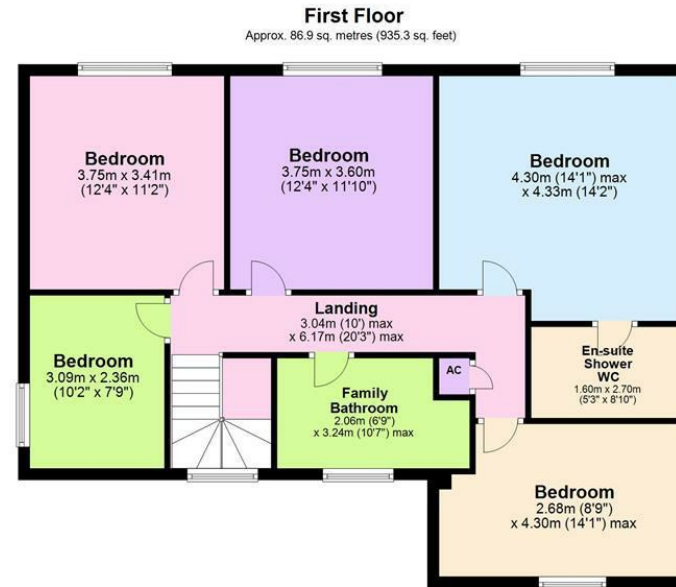


## OUTSIDE

- Block Paved Private Driveway
- Attractive Fore Garden & Neat Boundary Hedge
- Double Garage With Two Electric Up & Over Doors
- Wide Gated Side Area With Large Log Store
- Professionally Landscaped & Wonderfully Private Rear Garden
- Manicured Lawn, Patio Seating Areas, Stylishly Planted Borders & Neat Hedge Boundary







Total area: approx. 211.5 sq. metres (2276.5 sq. feet)



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