



The Grange, Kings Bromley Burton-On-Trent





Property Description

Burchell Edwards are delighted to bring to market this 3-bedroom detached bungalow, situated on an extensive plot in the desirable and upmarket village of Kings Bromley.

The area is well known for excellent local schooling and also offers a number of village amenities. A short drive to major transport routes, the village is also popular with commuters to the Birmingham area.

The property welcomes with large front garden and driveway providing ample off-road parking, as well as an integrated garage. Gated side access leads around to a lengthy rear garden plot, enclosed by fencing and backing onto mature trees at the boundary.

Entry via the front porch leads into an inviting hallway, with Amtico LVT flooring flowing through to the 27+ ft lounge which is charming with ornate log burner fireplace. A doorway leads through to the modern fitted kitchen, with shaker-style units and integrated appliances. This also offers access into the kitchen from a small glass porch to the side of the property, whilst to the rear there is a large double glazed conservatory overlooking the garden. Leading off from the lounge is a corridor with loft hatch and access to 2 double bedrooms, each overlooking the front and rear. Between the 2 is a further single bedroom or home office space, and fully tiled bathroom with double walk-in rainfall shower. Early viewing strongly advised.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Door to front elevation and tiled flooring.

Side Porch/ Utility

Tiled flooring. base storage units and access to garage.

Entrance Hallway

Antico flooring.

Lounge

27' 6" x 12' 4" (8.38m x 3.76m)

Double glazed bay window to front elevation, antico flooring, log burner, oak mantelpiece, two central heating radiators and sliding door to conservatory.

Kitchen

10' 4" x 10' 5" (3.15m x 3.17m)

Double glazed window to rear elevation, door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, induction hob, electric oven, extractor, fridge freezer, washing machine, storage pantry, tiled flooring and tiling to splash prone areas.

Conservatory

13' 4" x 9' 3" (4.06m x 2.82m)

Double glazed patio doors to rear elevation, tiled flooring and poly carb roof.

Landing

Carpet, central heating radiator and loft access via hatch.

Bedroom One

16' 11" max x 9' 11" (5.16m max x 3.02m)

Double glazed window to rear elevation, carpet, central heating radiator and built in wardrobes.

Bedroom Two

9' 11" x 11' 11" (3.02m x 3.63m)

Double glazed window to front elevation, central heating radiator and carpet.

Bedroom Three

6' 7" x 7' 10" (2.01m x 2.39m)

Double glazed window to side elevation, central heating radiator, carpet and built in storage.

Bathroom

Double glazed window to side elevation, wash hand basin with storage, W.C, walk in rainfall shower, full height tiling, vertical central heating radiator, spotlights and carpet.

Loft Space

Insulated and fully boarded.

Front Garden

Driveway providing off road parking for two vehicles and gated access to side.

Rear Garden

Laid to lawn, patio area, three storage sheds, outside tap, mature trees and fencing to all boundaries.

Garage

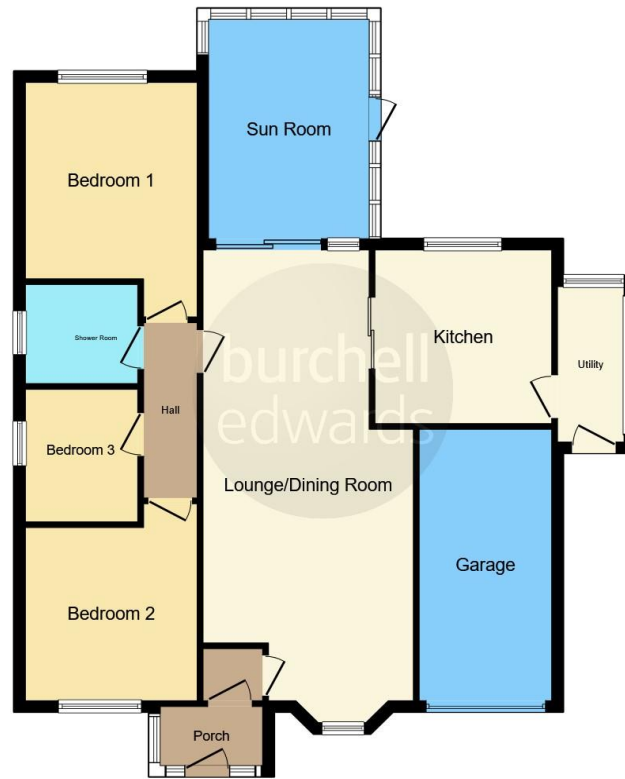
7' 10" x 16' 6" (2.39m x 5.03m)

Up and over door to front elevation, door to rear elevation, concrete flooring, plumbing for W.C, central heating boiler, power and lighting









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: Awaited

Tenure: Freehold

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