



All Saints Lane  
Kings Bromley



# All Saints Lane Kings Bromley



Lovett&Co. Estate Agents are pleased to offer for sale this beautifully presented two bedroom semi-detached property situated in the sought after semi-rural village of Kings Bromley.

The advertised price is for a 34% shared of the property with a reduced rent and fees paid to Platform.

The deceptively spacious property briefly comprises: spacious front lounge, a stunning open plan kitchen-diner, guest WC, landing, family bathroom and two double bedrooms.

Externally the property features a generous landscaped rear garden with patio area, lawn and summerhouse/shed. A communal passageway gains access to the front of the property from the car park with allocated parking space.

The property is set in an extremely private setting with the cricket club to the rear meaning it is not overlooked, and hedgerow to the front offering privacy from the main road.

It is situated in the highly sought after village of Kings Bromley which has handy convenience stores plus public houses with further amenities available at the nearby villages of Armitage, Alrewas & Yoxall. It is also just a short drive from Rugeley, Burton and Lichfield, offering a wide range of facilities including shops, restaurants and bars. Commuter routes include A38, A5 & M6 toll road linking the midlands motorway network with both cross & inter city train services also available.

## LOUNGE:

15' 1" x 11' 8" (4.60m x 3.55m)

Composite entrance door and window to the front, carpeted flooring, ceiling light point, radiator, stairs to the first floor and door to the kitchen-diner.

## OPEN PLAN KITCHEN-DINER:

2.77m (9' ") x 6.20m (20' 4")

Beautifully appointed range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven/grill and 4 ring gas hob with extractor hood, space for a washing machine and dryer, ample space for a dining table and chairs, ceramic tiled flooring, light point and spot lights, radiator, French doors to the rear garden, further doors to the WC and storage cupboard.

## GUEST WC:

White suite comprising: low level WC, wash hand basin, radiator, light point, extractor fan and ceramic tiled flooring.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to two bedrooms and the family bathroom.

## BEDROOM ONE:

15' 1" x 9' 6" (4.60m x 2.90m)

Carpeted flooring, radiator, ceiling light point and window to rear.

## BEDROOM TWO:

15' 1" x 9' 10" (4.60m x 3.00m)

Carpeted flooring, ceiling light point, radiator and window to front.





### **FAMILY BATHROOM:**

White suite comprising: bath with shower above, wash hand basin, low level W/C, heated towel rail, shaver point, wall tiling, laminate flooring, ceiling light point and extractor fan.

### **VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.



### **DISCLAIMER:**

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