

# Lanes Close

Kings Bromley, Burton-on-Trent, DE13 7JS





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£450,000

An extended detached family home nestled within the desirable village of Kings Bromley.



This extended three-bedroom detached family home sits proudly on Lanes close in the ever-popular village of Kings Bromley. The village has amenities including a Co-op store, Royal Oak public house, 11th Century All Saints Church, cricket club and the Richard Crosse Primary School. It also falls in the catchment area for John Taylor High School, rated 'Outstanding', located in the nearby village of Barton under Needwood. For commuters, the village is well placed for the nearby A38, A515 and M6 Toll Road. There are two train stations in Lichfield and both East Midlands and Birmingham International airports are within a 45-minute drive away.

There is an entrance porch having obscure double glazed uPVC front entrance door and leads to a glazed panelled internal door opening to the reception hallway with carpeted flooring and stairs rising to the first-floor landing and doors off into the living room, kitchen, and guest cloakroom. The guest cloakroom has a UPVC double glazed window to the front aspect, modern white suite comprising corner positioned rectangular shaped wash hand basin with storage unit below, low level WC, with tiled surround and laminate wooden effect flooring. The spacious yet cosy living room has a lovely log burning stove perfect for those winter nights, carpeted flooring, two ceiling light points, UPVC double glazed window to the front aspect, and double doors opening into the dining room, the second versatile reception room is currently used as a dining room and has a useful door opening into the kitchen, carpeted flooring, ceiling light point and glazed sliding doors opening into the conservatory with laminate wooden effect flooring, UPVC double glazed windows to the side and rear aspects, and French doors opening out to the rear garden. The kitchen has a UPVC double glazed window to the rear aspect, useful under stairs storage cupboard ideal as a pantry, along with a range of matching wall and base units with fitted worksurfaces over, 1.5 bowl stainless steel sink unit complemented with mixer tap over, tiled splashbacks, inset Belling oven with four ring electric hob and extractor fan above, with further integrated appliances. Accessed from the kitchen is the utility room with a UPVC double glazed window to the rear aspect, door to the side of the property, a range of matching wall and base units with inset sink, space and plumbing for a washing machine and tumble dryer, along with space for a freestanding chest freezer.

Stairs rise from the reception hall ascend to the landing with useful loft access, door to airing cupboard and further doors open to the three bedrooms and family bathroom. The impressive master bedroom has two front facing UPVC double glazed windows, laminate wooden effect flooring, a range of fitted wardrobes and its own en-suite shower room. Bedroom two is a further spacious double bedroom with a built-in wardrobe and bedroom three is generous double bedroom. The family bathroom comprises of pedestal wash hand basin with tiled surround, low flush WC, roll top slipper bath complemented with mixer tap incorporating shower head attachment, shower cubicle with rainfall shower over and laminated floor.

Outside, to the front of the property is a block paved driveway set to the front of the property leading to the garage and front entrance door, there is an adjacent lawned garden with a variety of plants and trees, to the rear of the home is a block paved patio, ideal for entertaining with family and friends leading from the conservatory French doors, there is a lawned garden and a variety of plants, trees and shrubs.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard **Parking:** Driveway and garage **Electricity supply:** Mains

**Water supply:** Mains **Sewerage:** Mains **Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Lichfield District Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

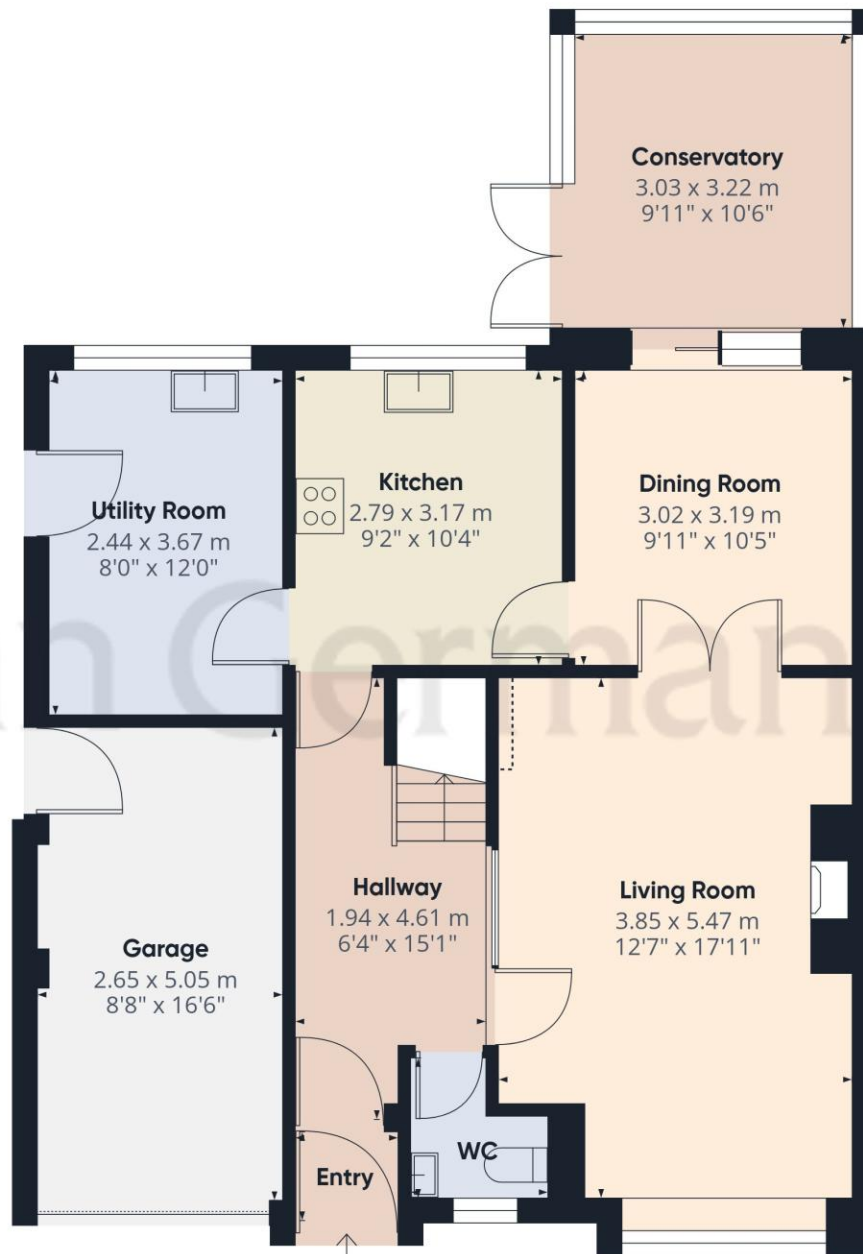
**Our Ref:** JGA12052026

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Ground Floor

**Approximate total area<sup>m</sup>**

82.6 m<sup>2</sup>  
890 ft<sup>2</sup>

**Reduced headroom**

0.1 m<sup>2</sup>  
1 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

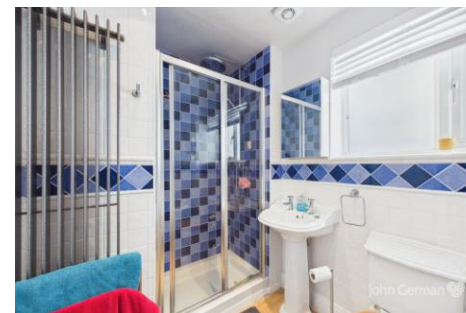
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
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JohnGerman.co.uk Sales and Lettings Agent



