Crawley Lane

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

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£450,000

Prairie Cottage is a characterful detached country cottage offering delightful countryside views, situated in the highly desirable village of Kings Bromley and is being offered to the market with no onward chain.

Prairie Cottage is a characterful two/three-bedroom detached country cottage nestled down Crawley Lane within the ever-desirable village of Kings Bromley. The village offers 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.

The front entrance door opens into the hall with carpeted stairs rising to the first-floor landing and doors leading off. The versatile ground floor bedroom/third reception room has wooden style laminate flooring, window to the front aspect and a ceiling light point. The dining room has a feature fireplace, wooden style flooring, window to the front aspect, useful understairs storage cupboard and a door leading into the living room. The spacious living room has dual aspect windows to both side aspects, wooden style laminate flooring, ceiling light point, feature electric fire, two ceiling light points and a door into the kitchen.

The kitchen has recently been re-fitted with a new range of modern units with fitted worksurfaces over, inset stainless steel sink with drainer, built-in electric oven, hob and extractor above, plus space for a freestanding dishwasher and fridge/freezer. There are spotlights to the ceiling, door to the side aspect, window to the rear aspect and door to the guest cloakroom/utility which is fitted with a low level WC, wash hand basin and space and plumbing for a washing machine.

Upstairs, there are two spacious double bedrooms, both of which are serviced by the re-fitted modern shower room comprising of a low level WC, wash hand basin, corner shower cubicle, and heated towel rail.

Outside, to the front of the property is a generously sized lawned garden, with an extensive gravel drive providing ample off-road parking. There are wrap arounds gardens which are laid mainly to lawn with a variety of plants, trees and shrubs.

What3words: ///whisker.pictured.quiet
Agents notes: There is no gas and no mains drainage.
The property is not registered with the Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.
It is quite common for some properties to have a Ring doorbell and internal recording devices.
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Standard
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Septic tank
Heating: Electric
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: 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 B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/19102026



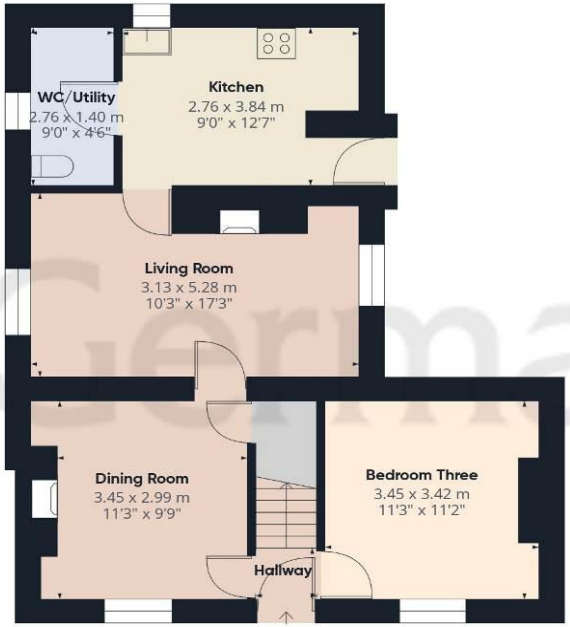



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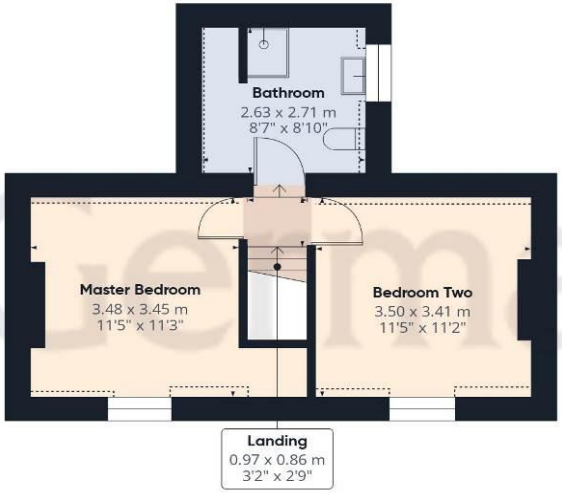

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Ground Floor





Floor 1

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Approximate total area(1)

87 m²

937 ft²

Reduced headroom

1.8 m²

19 ft²

(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.

GIRAFFE360



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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.
Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.
Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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