

16 Lanes Close, Kings Bromley, DE13 7JS

PH RESIDENTIAL

Lanes Close is offered for sale with no upward chain. With 3 bedrooms, a conservatory and an integrated garage, this property offers plenty of space for entertaining guests, and well-proportioned bedrooms.

Upon entering the property, there is an entrance porch with access to the integrated garage and being open to the lounge diner. To the front, there is a bay window and there is an electric plug in fireplace. The lounge is open into the dining room, and the dining room has patio doors into the conservatory, which features an array of windows and has side access to the garden. Additionally, the dining room provides access to the kitchen and there is a door leading to the groundfloor WC, accessed via a step, and the staircase leading to the first floor.

The kitchen has a range of wall and base units, to one side, and base units with glass open shelving to the other. There is a range of integrated appliances and the kitchen has an external door to the side passageway which connects the front and rear gardens.

On the first floor, there is 3 well proportioned bedrooms and a family bathroom. The smallest of the bedrooms is to the front of the property and is bright and welcoming. The second bedroom, also to the front of the property, features a large built in wardrobe with sliding doors. The master bedroom is to the rear of the property and also offers built in wardrobes. Additionally, the master bedroom has an ensuite comprising of WC and wash hand basin. The family bathroom has a WC, wash hand basin and a bath with shower over.

Externally, there is a low maintenance rear garden, with a small paved area connecting the conservatory and the side passageway. The majority of the rear garden is lawn , and there are a range of plants around the edge with additional shaded areas created by trees, including one at the rear of the garden with a slated area. To the front of the property there is a lawned area, path leading leading to the front door and a driveway with an electric car charger. The property is in an enviable position tucked away off of a cul-de-sac in the popular village of Kings Bromley.



- **3 Bedroom Detached Family Home**
- **Integrated Garage**
- **Electric Car Charger**
- **Open plan lounge diner**
- **Conservatory**
- **Private Garden**
- **Popular Kings Bromley Location**











Living Room (5.90x3.31)
Having a bay window to the front of the property and an electric plug in fireplace and being open to the dining room.

Dining Room (2.71x3.06)
Having patio doors to the conservatory, door to the kitchen and access to the stairs and the ground floor WC.

Conservatory (2.83x3.72)
Having windows and a half wall to the rear elevation, door with side access to the garden and polycarbonate sheeting roofing allowing for plenty of natural light.

Kitchen (5.48x2.55)
Having a range of wall and base units with black worktops, seamlessly extending into the backsplash and housing a range of appliances, with a window to the rear elevation and an external door leading to the side passageway.

WC
Accessed via a step and comprising of WC and wash hand basin.

Landing
Having access to the bedrooms and the family bathroom

Bedroom One (3.30x2.96)
Having a built in wardrobe and an ensuite.

Ensuite
Comprising of wash hand basin and a WC.

Bedroom Two (4.10x2.38)
Having a large built in wardrobe with sliding doors and a window to the front elevation.

Bedroom Three (2.63x2.77)
Having a window to the front elevation.

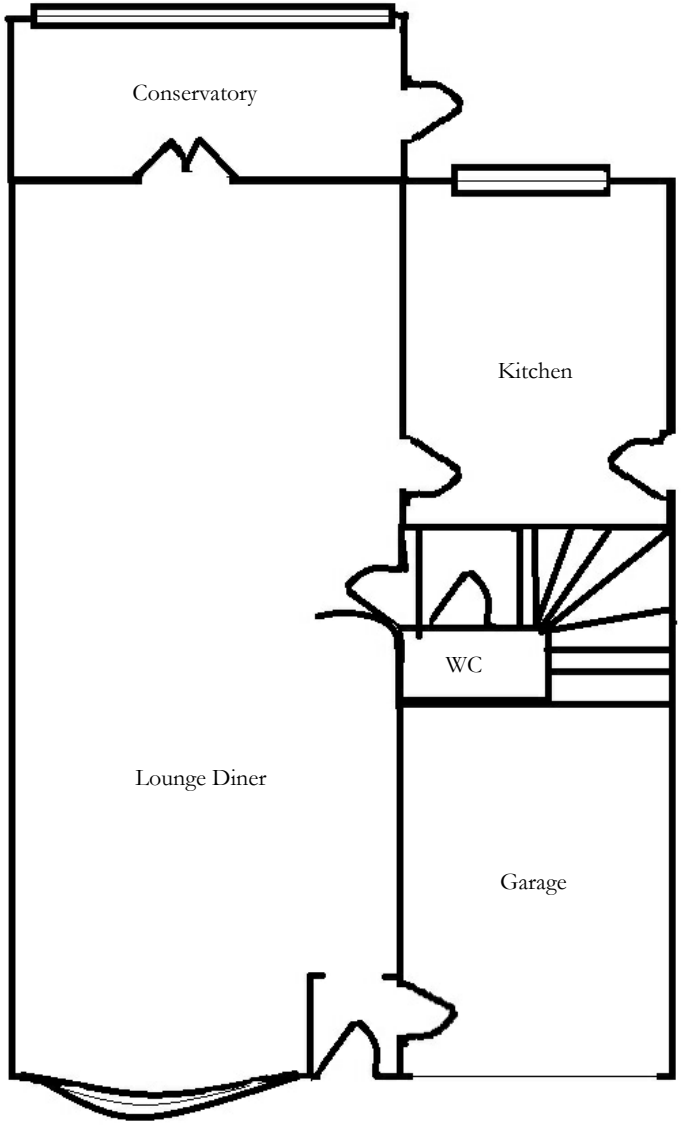
Bathroom (2.78x1.94)
Having a wash hand basin, WC and a bath with shower over.

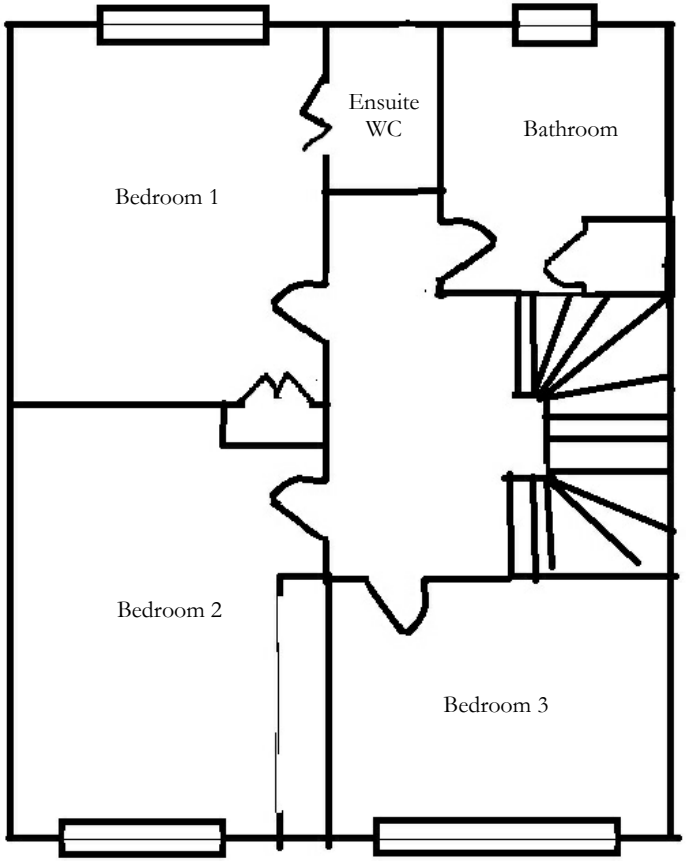












Floorplan not to scale

PH RESIDENTIAL

T 01283 575 000
E sales@phresidential.co.uk
W www.phresidential.co.uk

The Promenade
Barton Marina
Barton under Needwood
DE13 8DZ

rightmove

Follow to View
Property For Sale:









Outside

Lanes Close has a private low maintenance rear garden, being mainly laid to lawn, and can be accessed via the side passageway. To the front of the property, there is an additional lawned area, driveway and an electric car charging point.

Location

Kings Bromley is a popular village home to an active and well served community centred around All Saints Church, with additional amenities including a primary school, a village hall, a Co-Op general store, The Royal Oak pub and the show field and cricket ground. Further amenities in the Cathedral City of Lichfield where there is a shopping centre, numerous pubs and restaurants, the historic medieval Cathedral and Beacon Park. Two rail stations in Lichfield providing direct links to Birmingham and London (in 80 mins) and the village is well placed for commuters, with the A38, A515 and M6 Toll all within easy reach. Birmingham International, East Midlands and Manchester Airports are all within an easy drive. The Richard Crosse Primary School in the village feeds into the John Taylor High School in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating, and there are a superb range of private schools within close reach including Lichfield Cathedral, Repton and Denstone.

General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.