Alrewas Road

Kings Bromley, DE13 7HP

John German

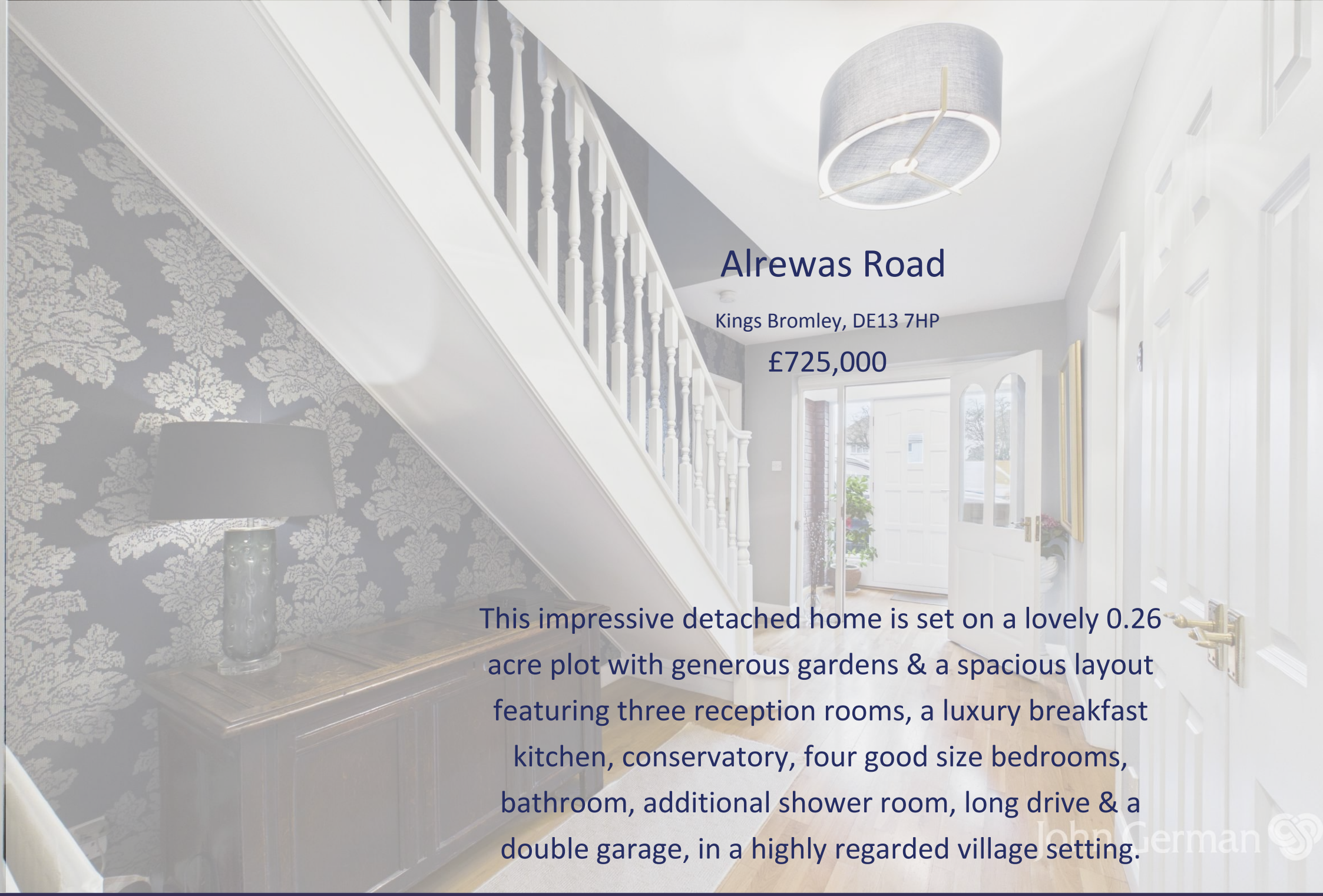



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Kings Bromley, DE13 7HP

£725,000

This impressive detached home is set on a lovely 0.26 acre plot with generous gardens & a spacious layout featuring three reception rooms, a luxury breakfast kitchen, conservatory, four good size bedrooms, bathroom, additional shower room, long drive & a double garage, in a highly regarded village setting.

This superb detached family home in located in the sought-after village of Kings Bromley that 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, 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 house stands on a fantastic plot of approximately 0.26 acres affording the property a long drive, generous frontage, double garage and large gardens to the rear, perfect for family buyers.

The front door opens into the porch then onto a large reception hall setting a spacious tone for the house. To the left is a good size home office/snug offering ideal work from home space and views to front.

Across the hall is a spacious lounge with a modern fireplace and views to the front creating an ideal space to relax. Double doors lead through to a large dining room ideal for entertaining and families, with French doors opening out to the gardens.

At the heart of the house is a well appointed quality breakfast kitchen fitted out with a range of grey gloss finished units, generous quartz working surfaces, integrated microwave, a range style cooker and room for a breakfast/dining table. French doors open out to the gardens and there is a useful side door to the drive.

Off the kitchen is a large utility room adding practical space, fitted units adding more storage, room for additional appliances plus a handy internal door to the double garage. Completing the ground floor is a modern guest's WC.

To the first floor a good size landing has doors off to four bedrooms. The master is a spacious bedroom that overlooks the front, bedroom two has fitted wardrobes again with views to front while bedrooms three and four both have fitted storage and are at the rear, bedroom three enjoys some lovely garden views.

The bathroom features a modern three piece suite stylishly fitted out with a wash basin set in a vanity unit and a bath with a shower over and screen. The shower room, again with a contemporary feel adds an extra bathroom, perfect for busy families.

The rear garden has a large paved patio ready for garden furniture and generous lawns offering fabulous outdoor space and a garden shed for storage. Side access leads to the front.

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: Drive and garage

Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains
(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 F
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/21102026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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.




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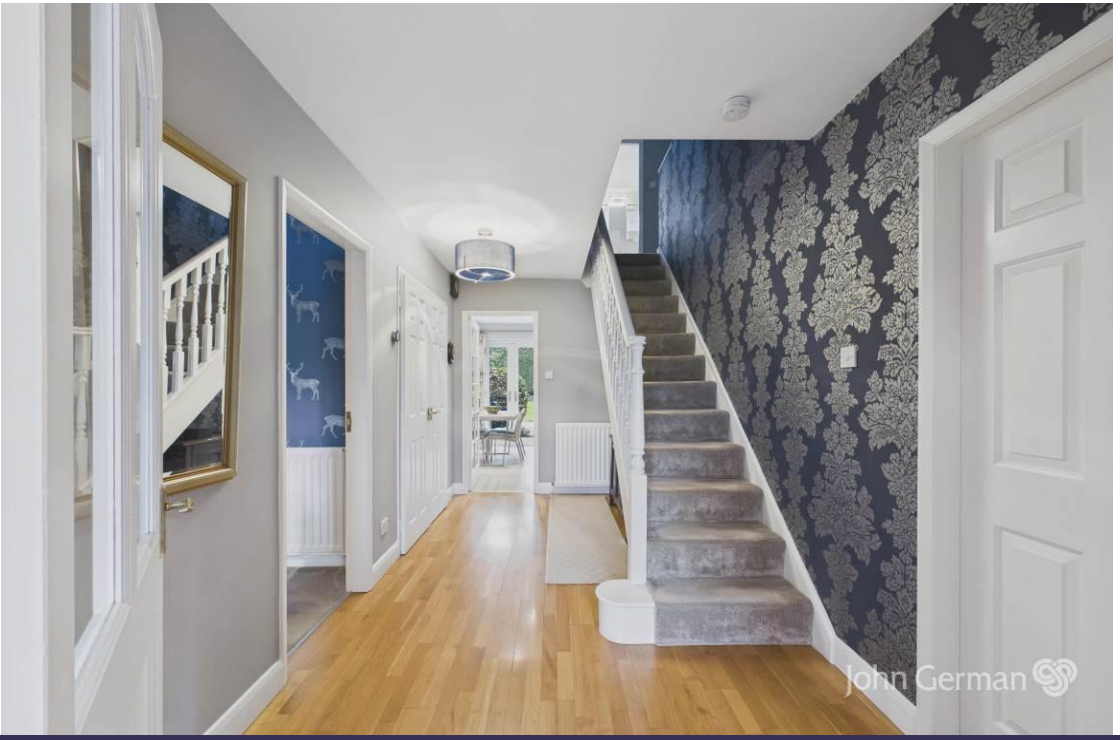

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Ground Floor

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Approximate total area(1)

116.1 m²

1249 ft²

Reduced headroom

1.2 m²

13 ft²

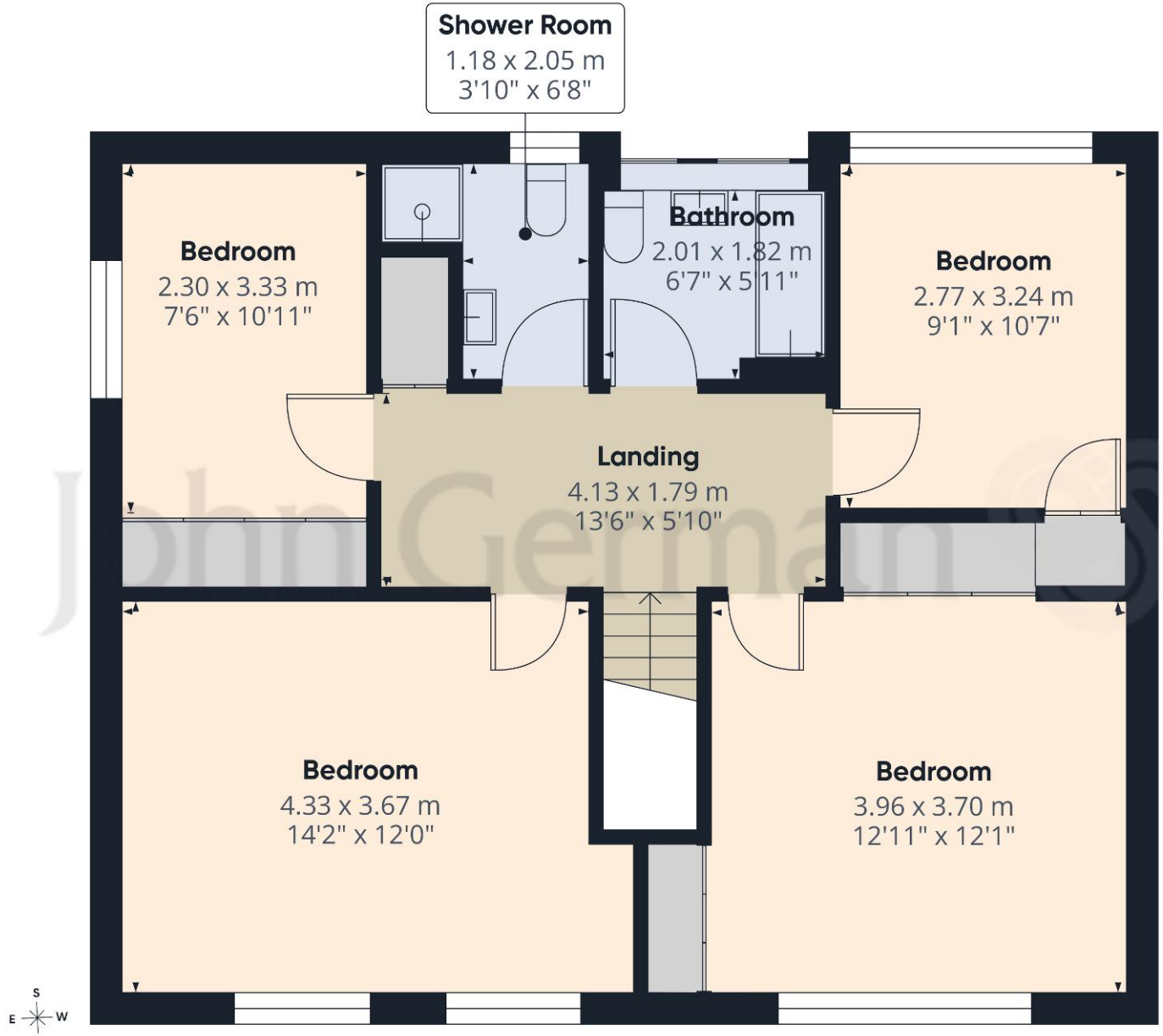
(1) Excluding balconies and terraces

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.

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Floor 1

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Approximate total area(1)

67.6 m²

728 ft²

(1) Excluding balconies and terraces

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

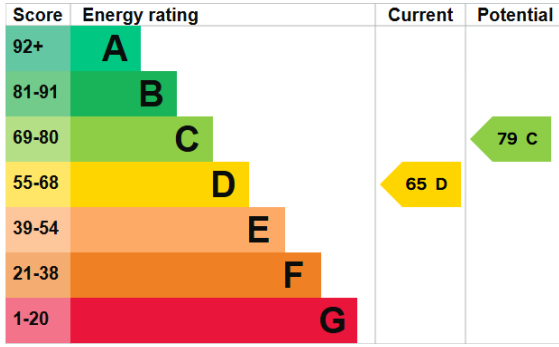
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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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