

All Saints Lane

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



This beautifully appointed, detached family home is situated on an exclusive development built by Cameron Homes in the desirable village of Kings Bromley.

£475,000

John German 

Built by Cameron Homes in late 2016, this detached family home occupies a delightful position within the popular village of Kings Bromley. Offering a range of amenities including a Co-Operative store, Royal Oak public house, 11th Century All Saints Church, Cricket Club, 'outstanding' Ofsted rated Richard Crosse Primary School and John Taylor High School in the nearby village of Barton-Under-Needwood. For commuters, the village is well placed for the nearby A38, A515 and M6 toll road, together with train stations in the nearby Cathedral city of Lichfield, and both East Midlands Airport and Birmingham International are less than a 45 minute' drive away.

The property is presented to a high standard throughout, with the accommodation comprising of a uPVC entrance door opening into the hallway with tiled flooring running through, carpeted stairs rising to the first floor landing and doors off into the dining kitchen, lounge and guest cloakroom which comprises of low-level WC, wall-mounted sink, and radiator, plus tiled flooring and splashbacks.

The living room is filled with natural light, having a window to the front aspect and French doors leading to the rear garden, completed with carpeted flooring and two ceiling light points.

The dining kitchen is fitted with ample modern, white high-gloss units with contrasting worksurfaces, together with an inset stainless-steel sink with drainer and mixer tap, and integrated appliances including fridge freezer, dishwasher, oven and grill, four-burner gas hob with glass splashback and extractor over. The design is complimented with under-counter lighting, LED spotlights to the ceiling, tiled flooring, windows to both front and rear aspects, plus a door leading to the useful utility room which has an under stairs storage cupboard and door out to the rear garden.

Upstairs to the first-floor landing, there is a window to the rear aspect, airing cupboard, and doors leading off to the four bedrooms and family bathroom. The spacious master bedroom boasts a fitted sliding wardrobe, carpeted flooring, window to the rear aspect, and access to the modern, fully tiled shower room which comprises double shower cubicle with recess shelf, low-level WC, wall-hung sink, chrome heated towel rail, spotlights to the ceiling and an obscured window to the front aspect. Bedrooms two and three are both further double bedrooms, and bedroom four is an ideal single guest bedroom or home office space.

The family bathroom has half-tiled walls, LED spotlights to the ceiling, wall-hunt sink, low-level WC, a chrome heated towel rail, and white panelled bath.

Outside to the rear of the property there is a block-paved driveway providing off-road parking for up to three cars which lead to the single integral garage having an up and over door, light, and power. To the side, there is gated access leading to the part-walled, part-fenced, recently landscaped rear garden, having a grey sandstone patio, stoned borders and lawned area.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.lichfielddc.gov.uk/planning

Our Ref: JGA/28022022

Local Authority/Tax Band: Lichfield District Council / Tax Band F







Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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