

Alrewas Road

Kings Bromley, Staffordshire, DE13 7HP

John 
German







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£825,000

An outstanding, extended energy efficient home is set on a 0.36 acre established garden plot featuring a wonderful luxurious interior set in a highly regarded village location.

This exceptional home built in the 1970's has been upgraded and extended by the current owners featuring luxurious high quality accommodation and standing on an equally impressive 0.36 acre garden plot. Located in a highly regarded location within Kings Bromley that has a Co-Op store, The Royal Oak public house, cricket ground and a church. It is within John Taylor school catchment area and has excellent transport links via A38 and A515.

Set behind an expansive driveway providing plentiful parking flanked by shaped lawns and mature trees. A storm porch with entrance door opens into the welcoming reception hall with stairs to the first floor having a useful cupboard below. The property has the benefit of underfloor heating throughout the ground floor.

Glazed double doors open to a cosy sitting room/snug that overlooks the front. This room could be used as a home office if required.

Across the hall is a good sized utility/boot room equipped with a range of base and eye level units with quartz work surfaces over incorporating an inset Belfast sink. There is a concealed space ideal for a washing machine and tumble dryer, a useful cloaks cupboard with hanging space, an internal door into the garage and a door out to the side garden. Leading off is a two-piece guest's cloakroom.

The highlight of the ground floor is the stunning extended remodelled open plan living/dining/kitchen that has a comprehensive range of base, drawer and wall units complemented by quartz worktops over with a matching centre island unit incorporating a dining/breakfast bar and a sink and drainer. Integral appliances comprise a double oven with hide and slide door, dual warming drawers, induction hob, extractor hood, microwave and dishwasher together with space and plumbing for an American style fridge/freezer. Other useful features include pull out pantry cupboards, extendable drawers and carousel corner units. The living/dining/family area has room for both dining furniture and soft seating, skylights allow plenty of natural light alongside two sets of wide opening patio doors to the rear garden.

A door returns to the hall and a further door opens to the spacious lounge that is a dual aspect room having a contemporary living flame electric fire, a front facing window plus patio doors out to the rear.

On the first floor the master bedroom is an impressive sized room having fitted wardrobes and drawers and its own luxurious en suite bathroom having a corner bath, separate shower cubicle, WC, wash basin set into a vanity unit, towel rail/radiator, fully tiled walls, spotlights and tiled flooring with under floor heating.

Bedrooms two and three are also generous double rooms having built in wardrobes while bedroom four is a comfortable single. All three share the stunning family bathroom that has been upgraded and refitted featuring a freestanding bath with shower attachment, floating vanity drawer unit with oval wash basin, WC, separate shower cubicle, exquisite floor and wall tiling, towel rail/radiator and ceiling spotlights.

Outside - Directly adjoining the rear is a wide deck in addition to a paved patio, both extending to the side of the property, perfect for outdoor dining and entertaining. Beyond this is an extensive lawned garden surrounded by raised planted beds and borders plus mature trees. At the top of the garden is a vegetable patch, wild garden and a selection of fruit trees. There are two sheds, one of which is insulated with light and power points.

This energy efficient home has solar panels and a Tesla battery pack that allows the facility for energy to be restored - all of which give the home outstanding green credentials.

Note: There is a Tree Preservation order on the fir tree in the front garden.

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

Our Ref: JGA/24072023

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













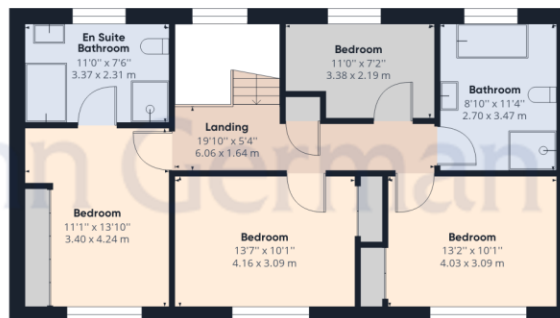


Ground Floor

Approximate total area⁽¹⁾

2353.56 ft²

218.65 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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.

Referral Fees

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

21 Main Street, Barton under Needwood, Burton-On-Trent, Staffordshire, DE13 8AA

01283 716806

barton@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



