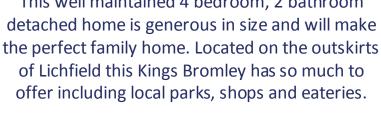
## All Saints Lane

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









£360,000



The main front door opens onto a bright entrance hall, with tiled flooring, which accommodates a staircase leading to the first floor along with a guest cloakroom, comprising a contemporary white low level flush WC and wall mounted wash basin.

Doors off the hall lead into a generous family living room which houses double glazed French doors leading out to the garden. The contemporary kitchen/diner provides the ideal entertainment space being fully fitted with a range of matching cabinets and integrated appliances and white goods, plus tiled flooring to create a modern living space that is perfect for all the family.

A separate utility area leads off the kitchen and features a stainless steel sink and space/plumbing for both a washing machine and tumble dryer. There is also a wall mounted gas fired central heating boiler plus under stair storage and an exterior door opening into the garden.

Upstairs, the master bedroom boasts fitted built-in wardrobes and looks out over the rear garden. The modern en-suite is fully tiled and fitted with a low-level WC, pedestal hand basin and a double shower enclosure with rainfall-style showerhead. Chrome fixtures and fittings complement the white suite.

There are two further generously sized double bedrooms, plus a fourth room which is currently being utilised as a home office.

The family bathroom is fitted with a contemporary white suite which includes a low-level flush WC, half pedestal wash-hand basin and a panelled bath. Again the bathroom features chrome fittings for a modern look.

Outside, a driveway for several cars leads up to a single garage with up-and-over doors which benefits from having its own lighting, as well as a double glazed window.

The property benefits from having a generous rear garden, accessed via a side gate or through the property itself. The garden is partially laid to lawn and is predominantly walled making it very private. An extensive, flagstone paved patio provides an excellent entertainment space.

**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: JG

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

AWAITING FLOORPLAN











# John German 🧐





Agents' Notes
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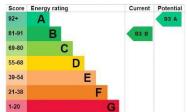
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that we receive on average £150 per referral.

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