

All Saints Lane

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



This well maintained 4 bedroom, 2 bathroom detached home is generous in size and will make the perfect family home. Located on the outskirts of Lichfield this Kings Bromley has so much to offer including local parks, shops and eateries.



£360,000

John German 

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





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		



John German
129 New Street, Burton-On-Trent, Staffordshire, DE14
3QW

01283 512244
burton@johngerman.co.uk

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

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent