

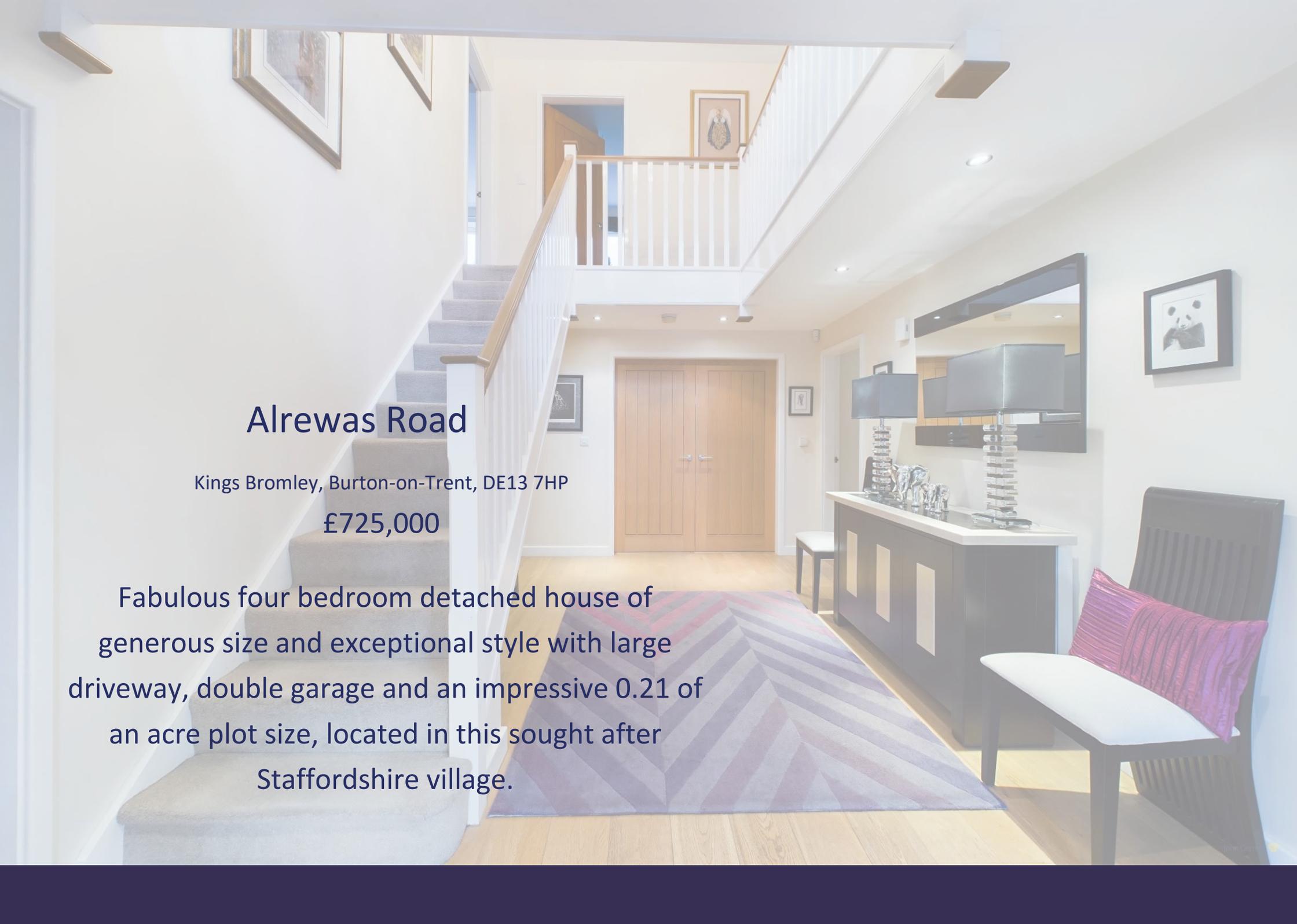
# Alrewas Road

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

John   
German







## Alrewas Road

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

£725,000

Fabulous four bedroom detached house of generous size and exceptional style with large driveway, double garage and an impressive 0.21 of an acre plot size, located in this sought after Staffordshire village.

An individually designed and built family home that is deceptively spacious from first impressions and offers an exceptionally attractive range of accommodation which is perfectly complemented by a private and generous garden to the rear.

This gas centrally heated and uPVC double glazed home offers a most impressive reception hall with galleried landing above and a balustraded staircase connecting the two. There is an oak finished floor and hardwood doors to all rooms and a two-piece fitted guest's cloakroom with cloaks storage cupboard.

The large family lounge is positioned overlooking the rear garden and has patio doors, double doors to the hall and a feature flame fire inset to the chimney breast.

A separate dining room or family room is positioned to the front of the property as is a useful home office/study.

The heart of this home is undoubtedly the large and luxurious open plan dining/living kitchen which has bi-fold doors leading to the rear garden, space for a table, chairs and sofa, additional side window and high gloss floor tiling. There is a full range of ivory high gloss base and wall units with curved corners, granite worktops and upstand, inset sink unit, double built in oven, gas hob, extractor hood, dishwasher, fridge and freezer.

Leading off the kitchen is a well appointed utility room with a matching range of units, contrasting worktops, appliance space for a washing machine, sink unit and the wall mounted gas central heating boiler.

On the first floor and leading off the superb galleried landing are four bedrooms, the family bathroom and a cupboard that houses the hot water cylinder.

The master bedroom enjoys a rear garden view and has a range of fitted wardrobes and access to a good sized en suite shower room with tiled floor and walls, modern white and chrome suite with low level WC, two wash hand basins, a shower cabinet and chrome heated towel rail/radiator.

Bedroom two is also a rear facing double bedroom with a range of built in wardrobes and a high quality en suite having a white and chrome suite comprising low level WC, wash hand basin and shower cabinet plus floor and wall tiling.

Bedroom three is a front facing double bedroom and bedroom four is an ideal single bedroom that is currently fitted out as a dressing room.

The family bathroom is of the same high standard as the en suites and also has fully tiled floor and walls and offers a white and chrome suite comprising a bath, separate shower, low level WC and wash hand basin.

Outside - Detached double brick built garage (5.0m x 5.3m) with two up and over doors, electric light and power points. Block paved multiple parking driveway with lawned area adjacent.

The overall plot size is approximately 0.21 of an acre and the rear garden offers a large lawn, decked and slate chipped patio area, hedged boundaries, stocked shrubbery and perennial borders and a timber garden shed. Gated side entrance.

Agents note: Solar panels are fitted to the property, the ownership and benefits of which will be transferrable to the new owners.

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

**Property construction:** Brick and tile

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(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 G

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/23022024

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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1860.3 ft<sup>2</sup>

172.83 m<sup>2</sup>

**Reduced headroom**

12.06 ft<sup>2</sup>

1.12 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360



### Agents' Notes

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### 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.

Score	Energy rating	Current	Potential
92+	A	94 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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