

Manor Road

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

John German





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Offers Over £525,000

A charming three-bedroom cottage situated on Manor Road in the Highly sought after village of Kings Bromley.



Positioned on Manor Road in Kings Bromley is this charming cottage full of character and charm, occupying a delightful position within the village that has amenities including a Co-op store, Royal Oak public house, 11th Century All Saints Church, cricket club and the Richard Crosse Primary School. It also falls in the catchment area for John Taylor High School, rated 'Outstanding', located in the nearby village of Barton under Needwood. For commuters, the village is well placed for the nearby A38, A515 and M6 Toll Road. There are two train stations in Lichfield and both East Midlands and Birmingham International airports are within a 45 -minute drive away.

The entrance door opens into the welcoming living room with exposed beams to the ceiling, carpeted floor, decorative brick fireplace with feature fire, recessed store cupboards and window to the front aspect. Double doors open into the conservatory and there are further doors off into the dining room and bedroom three, plus stairs rising to the first-floor landing. The versatile ground floor third bedroom could alternatively be used as a study or family room etc. It is currently utilised as a double bedroom, having a rear facing double glazed window, carpeted flooring, ceiling light point and loft access. The second reception room is a formal dining room having a front facing window, exposed beams to the ceiling, chimney breast housing the log burning stove and door leading into the kitchen. The kitchen is fitted with an extensive range of matching wall and base units including glazed display units and wine rack, granite work surfaces, Belfast style sink and mixer tap over, tiled splashback, built-in electric oven, gas hob with extractor unit above, space and provision for fridge/freezer and washing machine, terracotta tiled floor, recessed lighting, and rear facing window.

Upstairs, there are two bedrooms and the family bathroom. The spacious master bedroom has windows to the front and rear aspects, wooden flooring and exposed beams to the ceiling. Bedroom two is a generous single room with front facing window, carpeted flooring, and recessed storage cupboard. The family bathroom comprises of a free standing bath with shower attachment, tiled shower cubicle with mains shower, low flush WC, pedestal wash hand basin, fitted storage cupboards housing the gas boiler, part tiled walls and rear facing window.

Outside, to the front of the property there is an off-road parking area with a lawned foregarden, with side access leading to rear garden, comprising mainly of lawns with stocked borders and a paved patio seating area ideal for summer entertaining.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Off road parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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 E

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

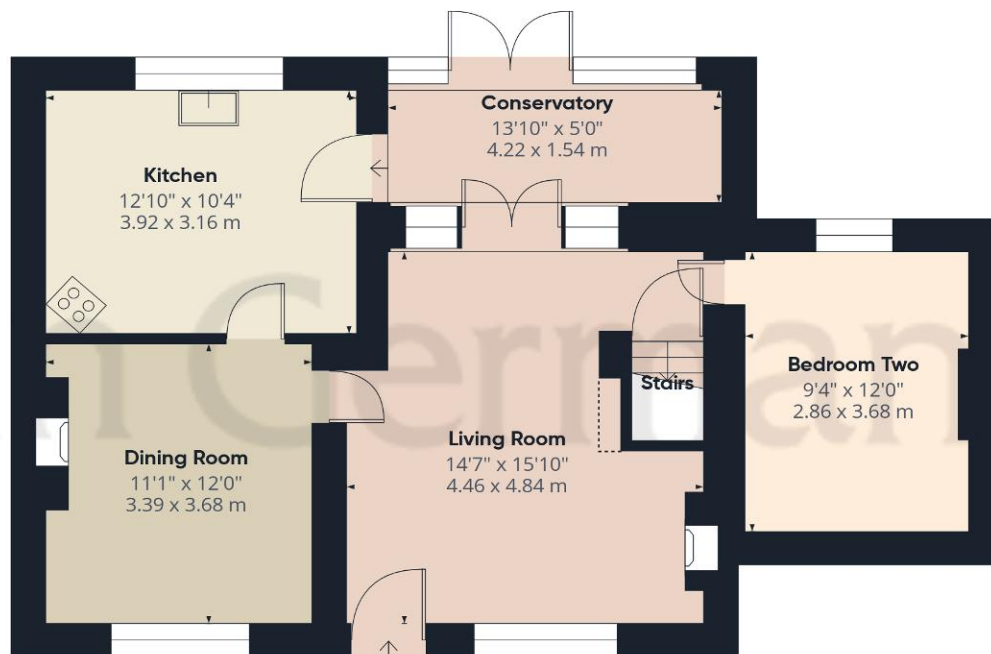
Our Ref: JGA/25062025

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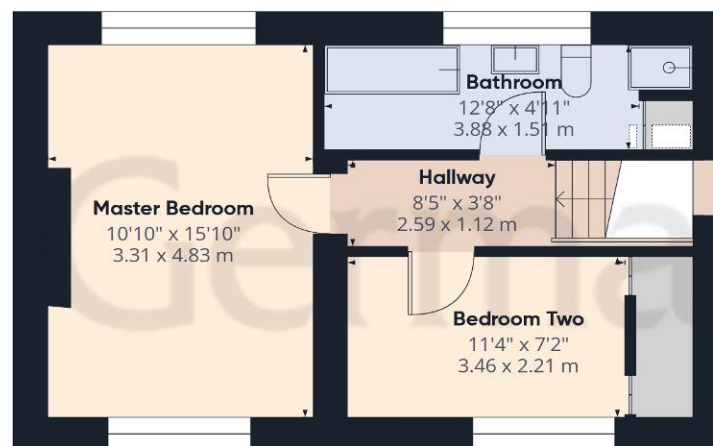
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1044 ft²

97 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



John German
22 Bore Street, Lichfield, Staffordshire, WS13 6LL
01543 419121
lichfield@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
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