

# Crawley Lane

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

John German



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£750,000

A superbly extended & beautifully presented detached family home located in the ever-popular village of Kings Bromley.

This executive five-bedroom detached family home sits proudly on Crawley Lane in the ever-popular village of Kings Bromley, positioned ideally next to the Village Jubilee field offering attractive country views. The village 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.

Internally the property comprises of a newly fitted composite entrance door opening into the light and inviting hallway with herringbone style flooring throughout, two useful storage cupboards, spotlights to the ceiling, carpeted stairs rising to the first-floor landing and doors leading off to the ground floor accommodation.

The versatile ground floor bedroom is of double size and is a superb space with herringbone flooring, spotlights to the ceiling, UPVC double glazed window to the front aspect and its own en-suite shower room comprising of fully tiled walls and flooring, low level wc, wash hand basin, corner shower cubicle with rainfall shower, mirrored bathroom cabinet, spotlights to the ceiling and an obscured UPVC double glazed window to the side aspect.

The cosy living room has a beautiful log burning stove perfect for those winter nights, herringbone style flooring, spotlights to the ceiling, and a UPVC double glazed window to the front aspect.

The heart of the home is the impressive extended kitchen/dining/living area spanning the full width of the property, cleverly designed and planned with modern family living in mind with beautiful bi-folding doors opening out to the rear garden, three velux skylights, media wall fitted with feature electric fire, two vertical feature radiators, both speakers and spotlights inset into the ceiling, there is a modern fitted kitchen boasting an extensive range of matching wall and base units with quartz worksurfaces, a range of integrated kitchen appliances, inset Belfast sink and a breakfast bar area.

Upstairs there are four double bedrooms, all of which benefit from fitted wardrobes, the largest of two have en-suite shower room and the master further benefits from its own dressing room. Servicing the other two bedrooms is the modern re-fitted family bathroom.

Outside to the front of the property is a Block paved driveway providing off-road parking for 2/3 vehicles, with an adjacent lawned garden. To the rear of the property is an enclosed garden with a large porcelain tiled patio seating area, lawned garden, garden shed, veranda, and a variety of plants, trees and shrubs.

The property benefits from a new boiler which was installed in 2022 with a 10 year warranty.

**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:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** TBC

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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA02072025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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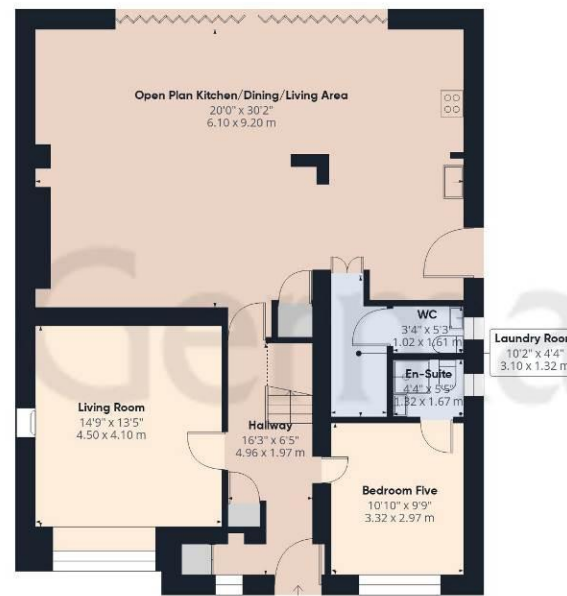
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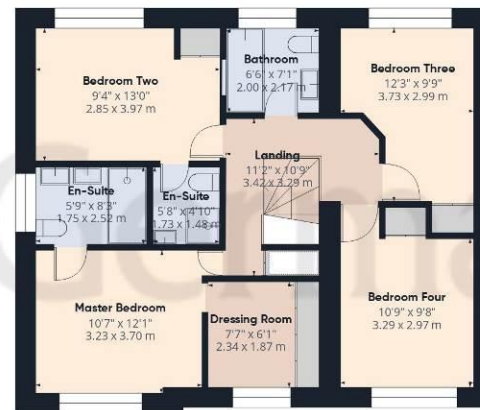


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Ground Floor



Floor 1

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

1839 ft<sup>2</sup>

171.2 m<sup>2</sup>

**Reduced headroom**

16 ft<sup>2</sup>

1.5 m<sup>2</sup>

(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.

**GIRAFFE360**



## 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.

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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. 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		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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