

# Fox Court

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

John German





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£750,000

An executive detached family home built by the award-winning developers Firstpost Homes, situated in a private cul-de-sac within the ever-desirable village of Kings Bromley.

This impressive detached family home built by the award-winning developers Firstpost Homes occupies a generous plot on Fox Court, a small, private cul-de-sac of luxury homes situated within the ever-desirable village of Kings Bromley. 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.

Built 30 years ago, this wonderful family home occupies a secluded position within this highly desirable Staffordshire village, since then the current owners have made further improvements and extensions and this well presented home now extends to over 2,100 square feet, with a well-kept landscaped private rear garden.

The entrance door opens into the welcoming hallway with an elegant staircase rising to the first-floor landing and doors leading off to the ground floor accommodation. There are three reception rooms; the first is the fantastic double aspect living room with double doors into the beautifully presented formal dining room. The third reception room is ideal as a home office or playroom. The home also benefits from a lovely conservatory accessed from the living room, providing direct access out to the rear garden. There is a generously sized refitted kitchen having an extensive range of matching wall and base units with various integrated appliances, along with a separate utility room.

Upstairs, the home boasts a lovely galleried landing giving access to four double bedrooms. The impressive master suite benefits from fitted wardrobes and its own en-suite shower room. There are three further bedrooms, two with fitted wardrobes, and a luxury re-fitted family bathroom.

Outside, to the front of the home is a block-paved driveway providing off-road parking for various vehicles, and access into the double garage. To the rear of the home is an enclosed mature garden, with a large patio seating area, lawn, and a variety of plants, trees and shrubs.

**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:** Drive & double garage

**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 G

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

**Our Ref:** JGA/25022026

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Ground Floor

Approximate total area<sup>(1)</sup>  
2143 ft<sup>2</sup>  
199.1 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

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



### 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.

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.

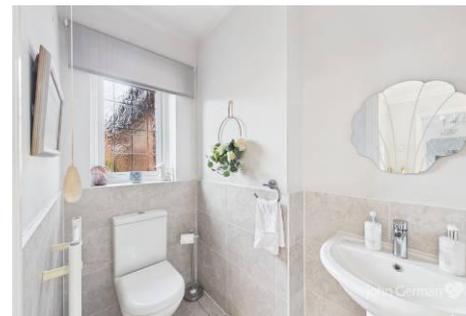
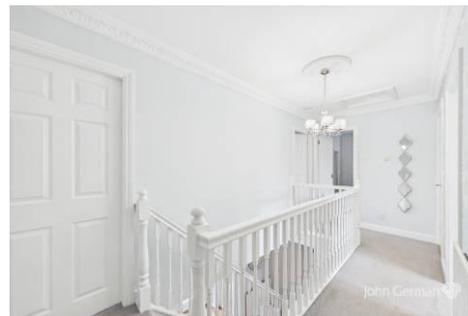
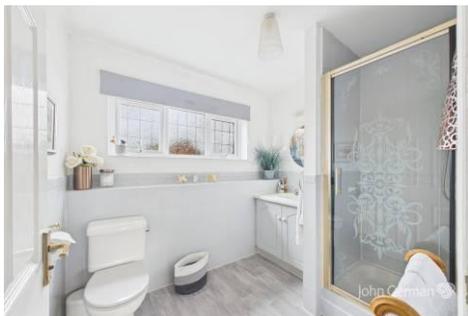
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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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