

Manor Road

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

John 
German





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£475,000

A delightful character cottage situated on the ever popular Manor Road in this desirable Staffordshire village, only approximately 7 miles away from Lichfield.



Kings Bromley offers a good range of amenities including a Co-Op convenience store, Royal Oak public house, 11th Century All Saints Church, a cricket club and Richard Crosse Primary School, rated 'Outstanding' in its latest Ofstead report. It also lies in the catchment area of John Taylor High School in the nearby Barton under Needwood. For commuters it is well placed for the nearby A38, A515 and M6 Toll, there are two train stations in Lichfield and both East Midlands Airport and Birmingham International are less than a 40 minute drive away.

Presented to a high standard throughout, the main entrance door opens into the hallway with tiled floor and doors to the ground floor accommodation including the guest cloakroom fitted with a WC, a corner wall mounted wash hand basin, tiled floor and a window to side.

The wonderful open plan kitchen/family room is a lovely light room courtesy of a velux skylight together with a rear facing window and patio doors out to the rear garden with panelled shutters. The farmhouse style kitchen is equipped with a range of base and wall mounted units painted in Farrow and Ball 'Pavilion Grey' and 'De-Nimes', a Belfast sink and Rangemaster cooker with extractor above. Tiled floor runs throughout, there are ceiling spotlights and a useful under stairs storage cupboard.

Off the kitchen is a utility room fitted with a range of base and wall units, sink with mixer tap over, wall mounted boiler and space and provision for a dishwasher, washing machine and tumble dryer.

The beautiful living/dining room has engineered oak flooring, two front facing windows with plantation style shutters, a brick fireplace housing a multi fuel log burning stove and a door to the front elevation.

Stairs rise off the kitchen to the first floor landing with loft access hatch and doors to the first floor accommodation. There are three double bedrooms, all with built-in wardrobes and one of which has its own en suite shower room fitted with a corner shower with Mira electric shower, low level WC, wash hand basin, heated towel rail and mosaic style flooring.

The beautifully presented family bathroom has a wash hand basin, low level WC, roll top bath with mains shower over, a velux skylight and window to rear with plantation style shutters.

Outside

To the front wooden gates open to a gravelled off road parking area and a timber shed with log store. To the rear is a beautiful garden having a paved patio area and lawned garden enjoying plants and shrubs. An insulated summerhouse has power and could be used as home office if required.

Note: A new boiler was installed in 2016 with a 5 year guarantee, it was last serviced 29/9/20.

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.environment-agency.co.uk www.lichfielddc.gov.uk

Our Ref: JGA/26112020

Local Authority/Tax Band: Lichfield District Council / Tax Band E





FLOORPLAN TO FOLLOW



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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