Manor Road

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









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



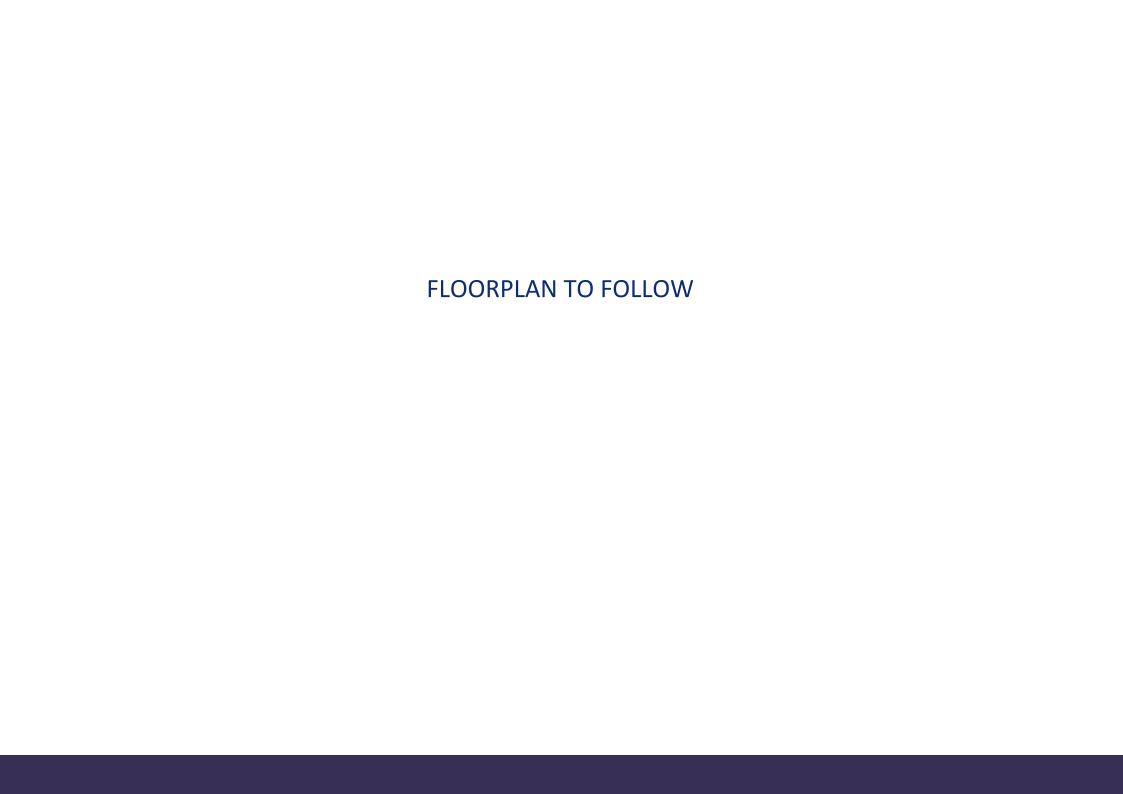
















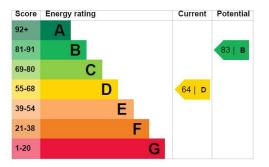
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