



The Courtyard, 19 Bradbury Lane, Kings Bromley, DE13 7JT



A beautifully presented and recently upgraded detached bungalow benefitting from high specification interiors, three bedrooms and a generous and secluded corner plot. Having undergone a substantial renovation in the past two years, The Courtyard benefits from new windows throughout, a new heating system including boiler and a quality refit to the kitchen, utility, two cloakrooms, bathroom and en suite. The interiors have also updated with new internal doors, replastering and redecoration throughout. Offering generous accommodation to suit couples or families looking for single level living, an internal

viewing of this substantial home is highly advised to appreciate the living space and peaceful position within this popular village setting.

A porch opens into the reception hall where doors leads off to a spacious lounge with feature fireplace, dining room and breakfast kitchen with sitting room off. A refitted utility and guests WC are accessed from the kitchen. To the other end of the hall, doors open to the master bedroom and en suite, a second double bedroom, refitted bathroom, an additional cloakroom and to a third bedroom currently

fitted out as a dressing room. Outside, a block paved drive offers ample parking and access to the double garage and The Courtyard is set on a generous corner plot with gardens extending to a generous size.

The popular village of Kings Bromley has an active community centred around the All Saints Church, primary school, village hall, Royal Oak pub and the show field and cricket ground. Further amenities lie just five miles away in the Cathedral City of Lichfield where there is a shopping centre, numerous pubs and restaurants, the historic medieval

Cathedral and Beacon Park. Two rail stations in Lichfield provide direct links to Birmingham and London (in 80 minutes) and the village is well placed for commuters, with the A38, A515 and M6 Toll all within easy reach and Birmingham International and East Midlands Airport both being within a 40 minute drive. The Richard Crosse Primary School in the village feeds into the John Taylor High School in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating.



- Spacious Detached Bungalow
- Renovation including New Windows, Plumbing, Boiler & Internal Refit
- Immaculately Presented
- Two Spacious Reception Rooms
- Refitted Breakfast Kitchen with Sitting Room off
- Porch & Reception Hall
- Utility & Two Cloakrooms
- Two Double Bedrooms
- Bedroom Three/Dressing Room
- Refitted En Suite & Bathroom
- Private Corner Plot Gardens
- 'Outstanding' School Catchment
- Peaceful Cul de Sac Position

The front door opens into the **Porch**, having tiled flooring and door leading into:

Reception Hall

A spacious welcome to this well presented home, having loft access point and doors off to **Airing Cupboard**, a **Storage Cupboard** and:

Lounge max 7.36 x 4.25m (approx max 24'2 x 13'11)

A spacious reception room having two sets of glazed sliding doors overlooking the gardens and a recently installed gas living flame fireplace with granite heath and beam lintel above

Dining Room 5.65 x 3.3m (approx 10'9 x 8'6)
Another superb reception room large enough to seat in excess of eight guests, having two sets of sliding doors out to the gardens

Breakfast Kitchen 6.31 x 3.16m (approx 10'8 x 10'4)

Having been refitted to an excellent specification, the kitchen comprises a range of gloss wall and base units with complementary granite worktops over, housing an inset one and a half ceramic sink with side drainer and integral appliances including dishwasher, fridge freezer, gas hob with extractor above and double oven with warming drawer. There are windows to the front aspect and the kitchen has space for a dining table and chairs, tiled flooring, doors to the **Lounge** and **Utility** and an opening into:

Sitting Room 3.41 x 3.29m (approx 11'2 x 10'10)

An ideal snug or playroom, having a window to the side overlooking the gardens

Utility 3.41 x 3.29m (approx 11'2 x 10'10)

Having been refitted with wall and base units housing spaces for both a washing machine and tumble dryer, with further full height storage, tiled flooring, a door and window to the side and doors into the **Double Garage** and:

Refitted WC

Comprising vanity wash basin, wall hung WC, tiled flooring and an obscured window to the rear

Refitted Cloakroom

Accessed off the Reception Hall and having a vanity wash basin, wall hung WC and tiling to walls





Doors from the **Reception Hall** gives access to:

Master Bedroom 4.28 x 3.2m (approx 14'0 x 10'2)
A spacious double room having window to the front aspect and private use of:

Modern En Suite 3.36 x 2.10m (approx 11'00" x 6'11")
Fitted with a contemporary suite having vanity wash basin, wall hung WC and a walk in shower, with tiled flooring, tiling to walls, a chrome heated towel rail and an obscured window to the side

Bedroom Two 4.29 x 2.75m (approx 14'0 x 9'0)
Having a window to the rear and a range of fitted wardrobes

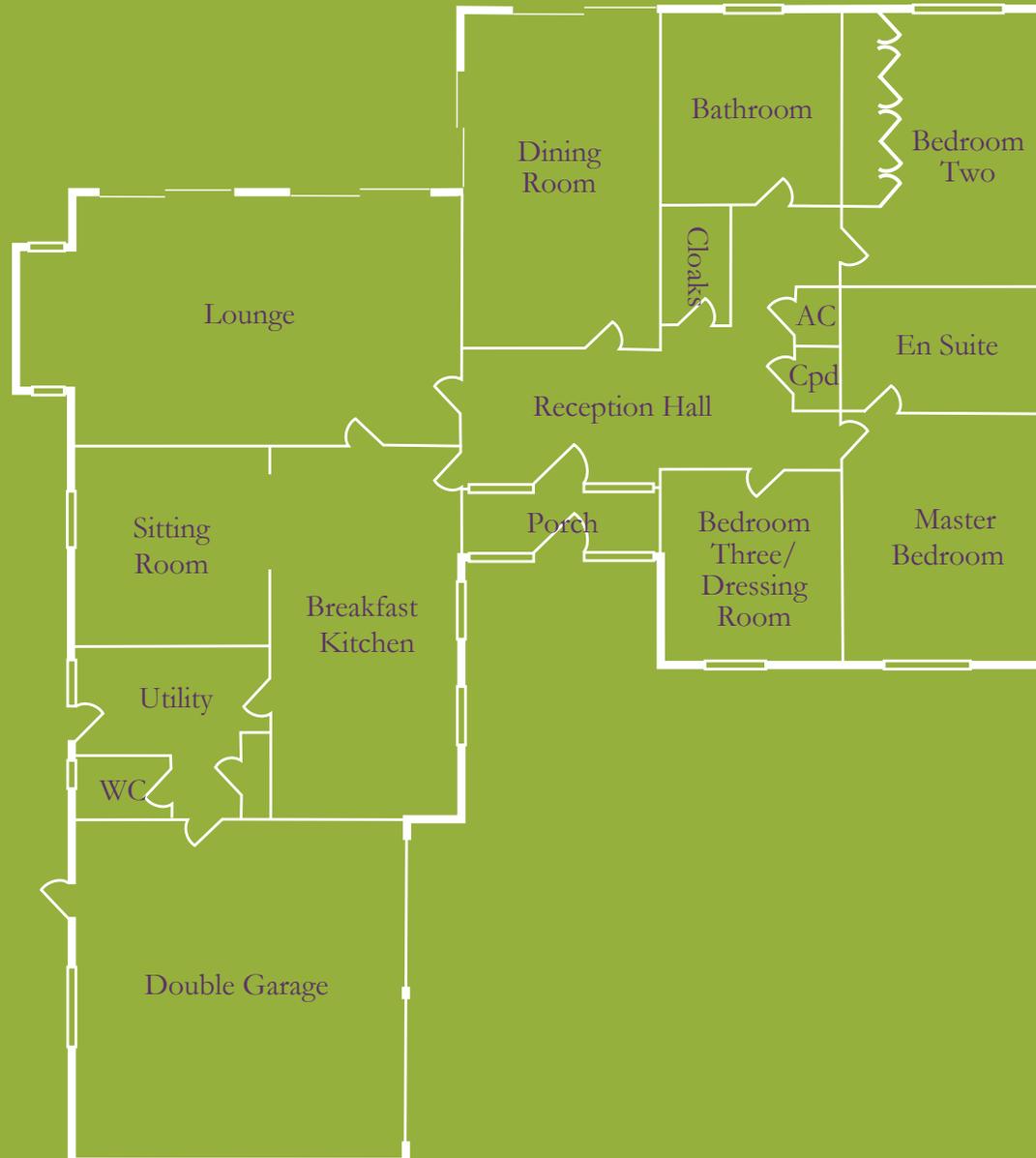
Bedroom Three 3.27 x 2.61m (approx 10'8 x 8'6) – max to rear of wardrobes
Having a window to the front, this bedroom is currently used as a dressing room and is fitted with a range of wardrobes

Refitted Bathroom 3.26 x 2.99m (approx 10'8 x 9'9)
Another contemporary bathroom suite fitted with vanity wash basin, wall hung WC, double ended bathtub and a walk in shower, with tiling to walls, tile flooring, a chrome heated towel rail and an obscured window to the rear aspect









Outside

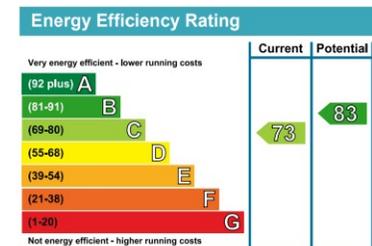
The Courtyard is set back from the road beyond mature hedges providing privacy to the front aspect. There is ample parking to a neatly maintained block paved driveway where there is access into the **Porch** and:

Double Garage 5.76 x 5.55m (approx 18'11 x 18'3)

With power, lighting, twin electric up and over doors to the front, ample storage space, a window and door to the rear aspect

Corner Plot Gardens

Attractive gardens lie to two sides of The Courtyard, benefitting from mature foliage to all sides providing plenty of privacy to all sides. A paved patio lies next to the property and the vendors are currently in the process having the lawns re-turfed ready for the next owner



General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

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