



55 Lanes Close, Kings Bromley, DE13 7JS



Set on a peaceful cul de sac in Kings Bromley is this detached family home, benefitting from generous and private gardens, four bedrooms and superb potential to extend/remodel as desired. Enjoying a pleasant outlook from the front over agricultural land, this attractive detached home comprises accommodation to suit any growing family combined with a superb Ofsted rated 'Outstanding' school catchment area. The interiors comprise briefly porch, reception hall, lounge, dining room, large conservatory, kitchen, utility and cloakroom to the ground floor, with four bedrooms, master en suite and bathroom to the first floor. Outside, the good sized plot offers parking for three cars, a double garage and generous rear gardens enjoying complete privacy and allowing for space to extend if required. The property is serviced by double glazing and mains gas central heating.

The popular village of Kings Bromley has an active and friendly 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 lies within the village just minutes walk away and feeds into the John Taylor High School in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating.

- Detached Family Home
- Superb Potential To Extend/Upgrade
- Peaceful Cul de Sac Position
- Entrance Hall, Utility & Cloakroom
- Two Reception Rooms
- Kitchen & Large Conservatory
- Four Bedrooms with Fitted Wardrobes
- Master En Suite & Bathroom
- Generous Gardens Enjoying Privacy
- Double Garage & Parking
- John Taylor School Catchment
- Sought After Village Location

The front door opens to a useful **Entrance Porch** which in turn leads into:

**Reception Hall**

With stairs rising to the first floor with storage beneath and doors opening into the Kitchen, Cloakroom and:

**Lounge** 4.08 x 4.6m (approx. 15'0 x 13'4)

A good sized reception room having bay window to the front and an attractive period style gas fire with tiled inlay. Double doors open into:

**Dining Room** 3.19 x 3.06m (approx. 10'5 x 10'0)

With a door to the kitchen and double bifold doors into:

**Conservatory** 6.38 x 3.69m (approx. 20'11 x 12'1)

Another generous living space having double doors out to the gardens, windows to three sides and tiled flooring

**Kitchen** 3.31 x 2.76m (approx. 10'10 x 9'0)

Comprising a range of wooden wall cupboards and base units with roll edge worksurfaces over, housing an inset one and a half sink with side drainer, integral oven, integral induction hob and space for fridge freezer. The kitchen has tiled splash backs, a window to the rear and an opening into:

**Utility** 2.15 x 2.12m (approx. 7'0 x 6'11)

Fitted with wall and base units housing an inset sink with side drainer and spaces for two appliances including a washing machine and dishwasher. There is a window to the rear and a door opening out to the gardens. The wall mounted Ideal boiler is housed in here

**Cloakroom**

Fitted with wash basin and WC, with an obscured window to the front aspect





Stairs rise to the first floor **Landing** with there is a loft access point, a window to the side with views over a communal garden to the side and doors into the **Airing Cupboard** and:

**Master Bedroom** 3.65 x 3.2m (approx. 11'11 x 10'5)  
A spacious double room having fitted wardrobes, a

window to the front with a pleasant view over the cul de sac and towards agricultural fields to the side. With private use of:

**En Suite** 1.67 x 1.64m (approx. 5'5 x 5'4)  
Comprising pedestal wash basin, WC and shower, with tiled splash backs and an obscured window to the side



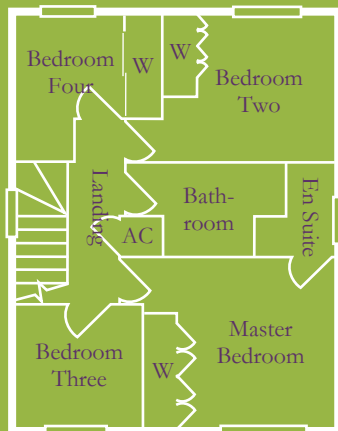
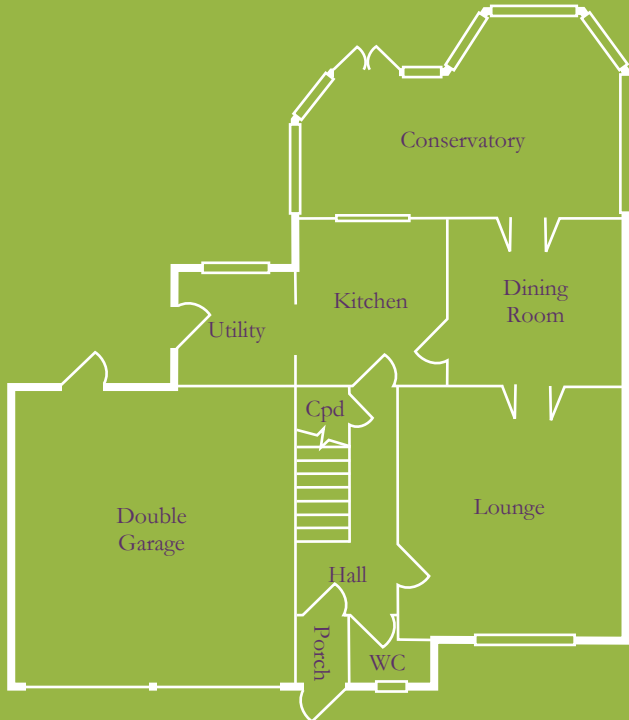
**Bedroom Two** 3.37 x 2.8m (approx. 11'0 x 9'2)  
Another double bedroom having window to the rear and a range of fitted wardrobes

**Bedroom Three** 2.4 x 2.29m (approx. 7'10 x 7'6)  
With fitted storage and a window to the front

**Bedroom Four** 2.81 x 2.09m (approx 9'2 x 6'10)  
Currently used as a study, having fitted mirror fronted wardrobes and a window to the rear

**Bathroom** 2.93 x 1.67m (approx. 9'7 x 5'5)  
Comprising pedestal wash basin, WC and bathtub with shower unit over, with half tiling to walls and an obscured window to the side



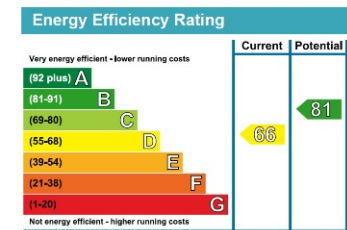


**Outside**

The property is set to the end of the cul de sac of Lanes Close benefitting from a communal green to the side aspect. There is a block paved driveway to the front providing parking for three vehicles as well as access via twin up and over doors to the **Double Garage**. Gated access opens to:

**Rear Gardens**

Extending to a good size, the garden is laid to a paved terrace, deck with pergola over and lawns edged with mature foliage. The garden is securely enclosed by fenced and walled boundaries, the garden shed is included in the sale and there is an exterior water point



**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.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.