



54 Alrewas Road, Kings Bromley, DE13 7HW



An immaculately presented detached home set on a generous plot in the sought after village of Kings Bromley, benefitting from recently upgraded accommodation, four bedrooms and landscaped gardens housing a converted garage providing superb potential for a self contained annexe or home office/studio. Set within the highly sought after John Taylor school catchment, this attractive detached home has recently undergone a substantial renovation, to include new doors, refitted bathrooms, a refitted kitchen, full internal redecoration including oak doors and skirtings and landscaping to the gardens.

The interiors comprise briefly reception hall, two reception rooms, dining kitchen, utility, cloakroom and second hallway to the ground floor, with four bedrooms and two bathrooms accessed off the first floor split landing. Outside, the property benefits from a generous frontage providing plenty of off road parking and to the rear and immaculately landscaped gardens featuring a bespoke barbecue area and the excellent addition of a detached gym, ideal for conversion into an annexe or for use as a home office, studio or games room.

Kings Bromley has an active and friendly village community centred around All Saints Church, the school, the village hall, The Royal Oak pub and the show field and cricket ground. Further amenities 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 providing 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, and there are a superb range of private schools within close reach.

- Immaculately Presented Detached Home
- Recently Renovated & Upgraded
- Two Reception Rooms
- Refitted Dining Kitchen
- Utility Room & Cloakroom
- Four Double Bedrooms
- Refitted Bathroom & Shower Room
- Beautifully Landscaped Gardens
- Ample Parking & Generous Frontage
- Detached Gym/Home Office/Annexe
- Sought After Village Location
- John Taylor School Catchment

Entrance Hall

With parquet flooring, stairs rising to the first floor and doors off to:

Lounge 4.59 x 3.5m (approx 15'0 x 11'5)

An attractive reception room benefitting from windows to three sides and a recently installed wood burning stove set to a contemporary fireplace

Sitting Room 3.03 x 3.03m (approx 9'11 x 9'11)

A useful second reception room ideal as a playroom, having original parquet flooring, a window to the front and an attractive period style open fire grate with beam lintel

Dining Kitchen 4.29 x 2.7m (approx 14'0 x 8'10)

The kitchen comprises a range of grey wall and base units with Butcher block style worktops over, housing an inset ceramic one and a half sink with side drainer, range cooker with extractor hood above and integral appliances including dishwasher, fridge and freezer. There are windows to the rear and the kitchen opens through to a spacious Dining Area 5.24 x 3.51m (approx 17'2 x 11'6), having additional wall and base units and double doors out to the terrace and gardens. Door into:

Hallway

Providing a useful separate entrance, having fitted shelving and seating and housing the boiler

Utility 2.2 x 1.68m (approx 7'2 x 5'6)

Having fitted units housing space for a washing machine and tumble dryer and a window to the front

Cloakroom

Having a fitted wash basin and WC, with tiled splash backs and storage space





Stairs rise from the hallway to the **First Floor Landing** which splits in two directions. To the left are two bedrooms and to the right are a further two bedrooms and two refitted bathrooms

Master Bedroom 4.59 x 3.5m (approx 15'0 x 11'5)
A generous principal bedroom, having dual aspect windows and a range of fitted wardrobes

Bedroom Two 3.06 x 3.06m (approx 10'0 x 10'0)
With a window to the front

Bathroom 2.73 x 2.42m (approx 8'11 x 7'11)
Refitted with a white suite comprising wash basin set to a vanity unit with storage below, low level WC and bathtub, with half tiling to walls and a heated towel rail



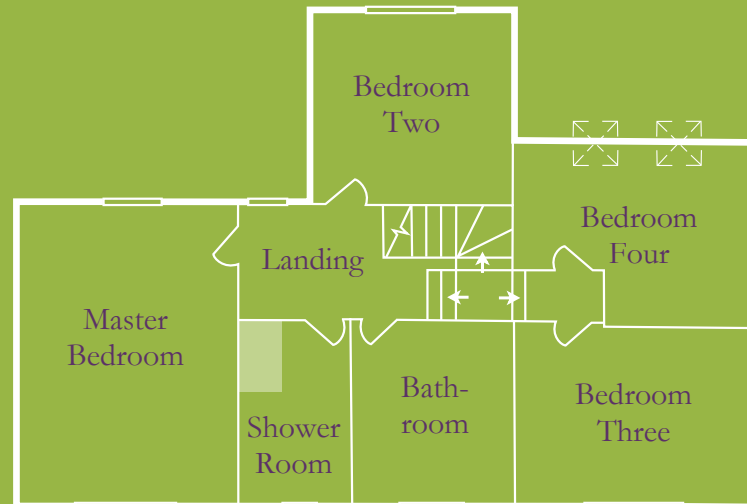
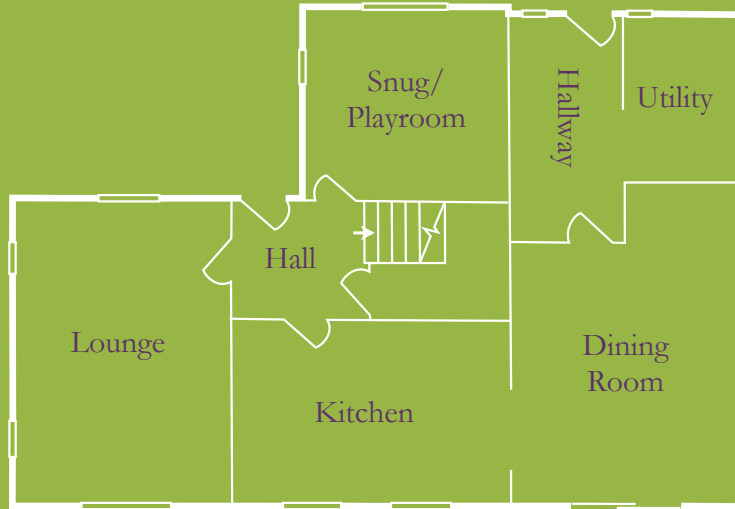
Shower Room 2.73 x 1.74m (approx 8'11 x 5'8)
A second modern refitted suite comprising wash basin and low level WC set to vanity unit and a corner shower, with tiled walls, a heated towel rail and an obscured window to the rear

From the half landing, stairs lead to the left with doors off to:

Bedroom Three 3.61 x 2.69m (approx 11'10 x 8'9)
With a window to the rear and wooden flooring

Bedroom Four 3.62 x 3.12m (approx 11'1 x 10'3) – max measurements
A further double bedroom having two velux skylights to the front





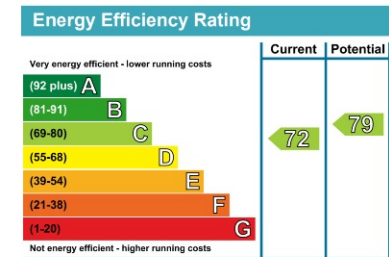
Outside

The property is set back from the road having a sizeable gravel drive frontage providing ample parking for a number of cars. There are gardens to the front with borders edged with character railway sleepers and gated access to the side leads to the rear garden. An oak gable porch leads to the front entrance door

Landscaped Gardens

The gardens have been recently landscaped to a high degree and are laid to a natural slate patio, well tended lawns and stocked borders. Mature foliage gives plenty of privacy to the property and a superb addition is the bespoke outdoor bar ideal for entertaining, complete with feature lighting and providing storage and an inset gas barbecue. A large shed is included in the sale and a pathway leads from the property up to:

Gym/Office 5.64 x 5.48m (approx 18'5 x 17'11)
 Converted by the current vendors into a versatile space ideal as a home office, gym or teenagers room. Two sets of double doors give access to a slate chip terrace to the side, there is a courtesy door to the gardens and the gym is serviced by a cloakroom fitted with wash basin and WC



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.