



Chipping Cottage, 1 Manor Farm Mews, Manor Road, Kings Bromley, DE13 7HZ

Set in the desirable village of Kings Bromley is Chipping Cottage, a charming converted barn showcasing a wealth of character throughout, three double bedrooms and outside space including a double garage and a walled garden. Offered with the benefit of no upward chain, Chipping Cottage presents deceptively spacious accommodation ideally suited to a young family or those looking to downsize into this popular village. The interiors comprise briefly reception hall, dining kitchen, spacious living and dining room with feature fireplace, conservatory, cloakroom and guests' WC to the ground floor, with three bedrooms, a master en suite and family bathroom to the first floor. Outside, there is parking within a shared courtyard to the rear where there is access into two garages and the walled cottage garden, and Chipping Cottage is serviced by mains gas central heating and wooden framed double glazed windows.

Chipping Cottage lies on the desirable Manor Road in Kings Bromley, a thriving village home to an active community centred around the All Saints Church, a highly regarded primary school, village hall, Royal Oak pub and the show field and cricket ground. The Richard Crosse Primary School in the village feeds into the John Taylor High School in Barton under Needwood. 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.



- Character Barn Conversion
- Offered with No Upward Chain
- Wealth of Features Throughout
- Spacious Living & Dining Room
- Dining Kitchen & Conservatory
- Reception Hall, WC & Cloakroom
- Three Good Sized Bedrooms
- Master En Suite & Bathroom
- Two Large Single Garages & Parking
- Well Tended Cottage Gardens
- Desirable Village Location
- 'Outstanding' School Catchment
- Well Placed for Local Amenities, Rail Travel & Commuter Routes

Reception Hall 3.78 x 3.46m (approx. 12'4 x 11'4)

A spacious welcome to this individual barn conversion, having staircase rising to the first floor with storage beneath, fitted cloakroom storage cupboard and doors into:

Living & Dining Room 8.66 x 4.59m (approx. 28'4 x 15'0)

A stunning reception room having dual aspect windows to the front and rear and offering ample

space for a sitting room and formal dining area.

There are exposed beams throughout and the sitting room features an impressive inglenook fireplace housing space for an electric fire and the potential to install a wood burner/gas stove if required. A door opens into:

Conservatory 4.8 x 3.71m (approx. 15'9 x 12'1)

Another generous living space having tiled flooring, windows to two sides with fitted Thomas Sanderson blinds and double doors out to the garden

Dining Kitchen 4.0 x 3.71m (approx. 13'1 x 12'1)

Fitted with a range of bespoke painted wall and base units with complementary worktops over, housing an inset sink with side drainer, an integral oven with electric hob over, dishwasher, fridge freezer and washing machine which are included in the sale. There are windows to the front, French doors open out to the rear and the kitchen has tiled flooring and space for a table and chairs

Guests WC

Fitted with pedestal wash basin and WC, with half tiling to walls and an obscured window





Stairs rise to the first floor **Part Galleried Landing** where there is a window to the front, a skylight providing plenty of natural light and a door into the **Airing Cupboard** housing the wall mounted boiler. Further doors lead into:

Master Bedroom 5.21 x 4.41m (approx. 17'1 x 14'5)
A generous principal bedroom having a range of

fitted wardrobes and a dressing table, a window to the rear and private use of:

En Suite 2.45 x 1.76m (approx. 8'2 x 5'9)
Fitted with pedestal wash basin, WC and double shower, with half tiling to walls

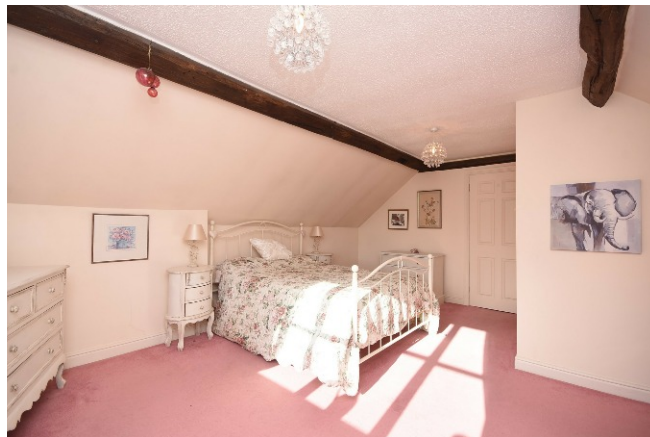


Bedroom Two 4.35 x 3.74m (approx. 14'3 x 12'3)
Another good sized bedroom having window to the rear, skylight to the front and a range of fitted wardrobes

Bedroom Three 3.88 x 3.29m (approx. 12'8 x 10'9) – max
Having a double fitted wardrobe and a window to

the side aspect

Bathroom 3.46 x 1.81m (approx. 11'4 x 5'11)
Comprising pedestal wash basin, WC, bidet and bathtub with shower unit over, having half tiling to walls and an obscured window to the rear





Outside

A drive leads off Manor Road to the rear of the property where there is access into a gravelled courtyard shared between Manor Farm Mews. Within a block are **Two Large Single Garages** each measuring 6.87 x 2.75m (approx. 22'6 x 9'0) and having power, lighting and manual entrance doors, and there are parking bays to the fore of each garage. The garages offer superb potential for conversion into a workshop or home office space if required

Cottage Garden

Set to the rear is a beautifully maintained courtyard garden, having walled boundaries and featuring a paved terrace, mature plants and shrubs and a charming pergola providing under cover seating. There is gated access into the wheelie bin store which also leads out to the courtyard, providing possibility for pedestrian access to be made into the first of the garages

EPC in Progress

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.