



54 Alrewas Road, Kings Bromley, DE13 7HW



Set on a generous plot in the heart of Kings Bromley is this immaculately presented detached residence, 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. Set within the highly sought after John Taylor school catchment, this attractive traditional home received a substantial renovation in recent years to include refitted bathrooms, a refitted kitchen and oak doors and joinery to the interior, with the landscaped plot offering ample parking to the front and a secluded garden to the rear. Within the garden is an excellent studio offering space for a home

office or potential for conversion into an annexe, and the exterior has received a facelift to include new rendering to the rear and contemporary timber cladding presenting an impressive approach to the front. The interiors comprise briefly reception hall, sitting room with wood burning stove, dining room, open plan kitchen with family room, utility, cloakroom and boot room to the ground floor, with four bedrooms, a modern family bathroom and shower room accessed off the first floor split landing. Outside, the property benefits from a generous frontage providing ample off road parking and turning space beyond a gated entrance, with immaculately landscaped gardens featuring a bespoke

barbecue area to the rear, and the property is serviced by mains gas central heating and double glazed windows.

Kings Bromley is a popular village home to an active and well served community centred around All Saints Church, with additional amenities including a primary school, a village hall, a Co-Op general store, 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 mins) and the

village is well placed for commuters, with the A38, A515 and M6 Toll all within easy reach. Birmingham International, East Midlands and Manchester Airports are all within an easy 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 including Lichfield Cathedral, Repton and Denstone.



- Immaculately Presented Detached Home
- Recently Renovated & Upgraded
- Desirable Village Location
- Two Reception Rooms
- Open Plan Kitchen with Family Room
- Utility Room & Cloakroom
- Reception Hall & Boot Room
- Four Bedrooms
- Refitted Bathroom & Shower Room
- Beautifully Landscaped Gardens
- Ample Parking & Gated Entrance
- Detached Gym/Home Office/Annexe
- 'Outstanding' School Catchment

Entrance Hall

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

Sitting Room 4.59 x 3.5m (approx. 15'0 x 11'5)

An attractive reception room having windows to three sides and a contemporary wood burning stove set to stone hearth

Dining Room 3.03 x 3.03m (approx. 9'11 x 9'11)

An attractive formal dining space, having original parquet flooring, dual aspect windows and an attractive period open fireplace with beam lintel

Open Plan 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 oak 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 **Family Room** 5.24 x 3.51m (approx. 17'2 x 11'6), having additional dresser style units and double doors out to the terrace and gardens

Boot Room

Providing a useful alternative entrance to the property, having fitted shelving and storage space 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

Comprising 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

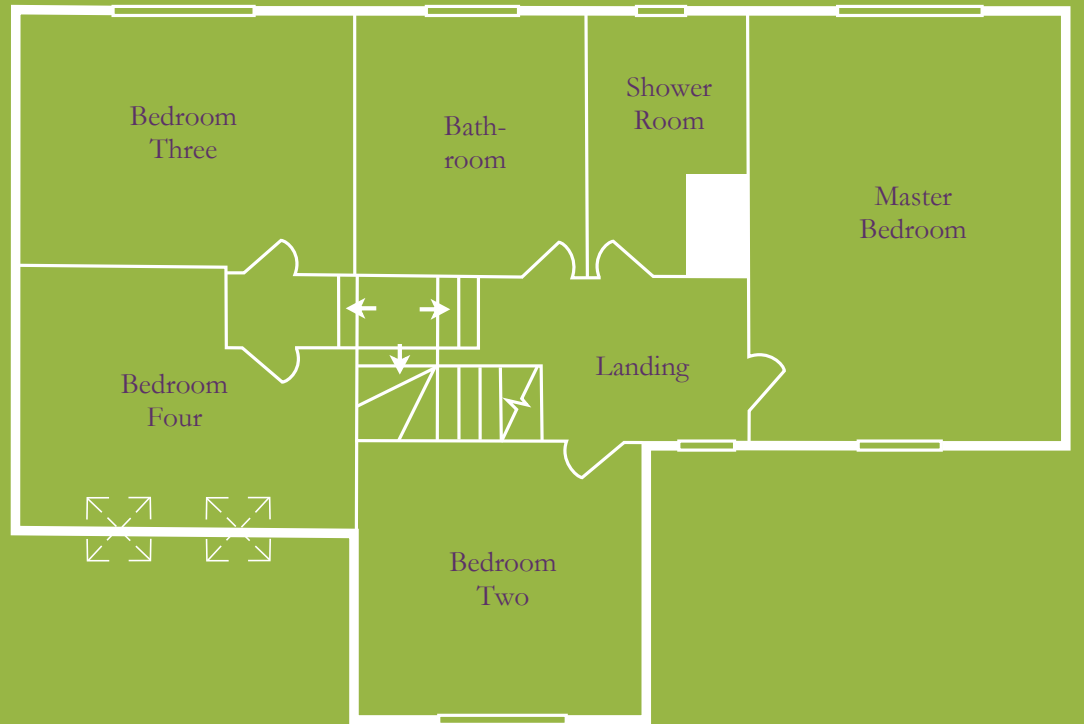
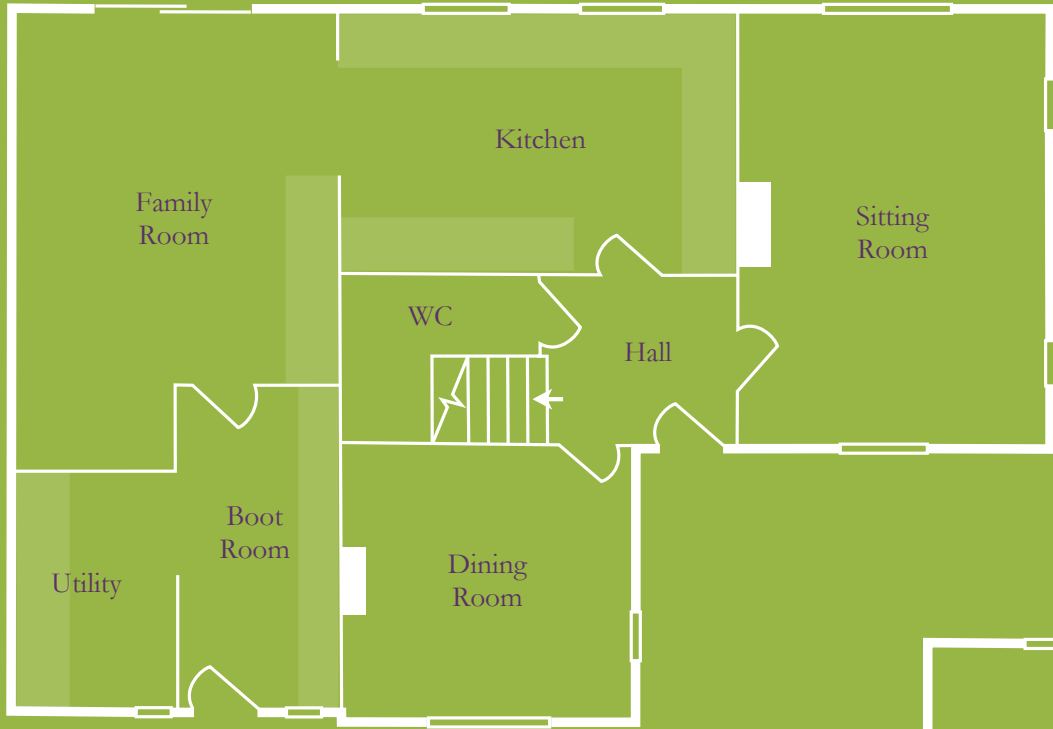
From the half landing, stairs lead to the left with doors off to:

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

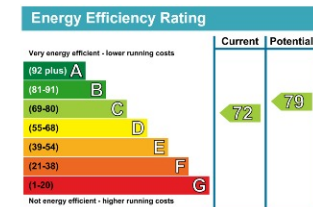
The property is set back from the road having gated access leading into a generous gravel drive providing ample parking and turning space. There are gardens to the front with borders edged with character railway sleepers and gated access to the side leads to the rear garden. An oak gable porch leads 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:

Studio/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.