



9 Lanes Close, Kings Bromley, DE13 7JS



Enjoying a peaceful setting on a popular cul de sac in Kings Bromley is this beautifully presented detached home, offering spacious and contemporary family interiors, three good sized bedrooms and west facing gardens. Having been remodelled and immaculately maintained by the current vendors, this superb family home features a stunning open plan dining kitchen and modern bathrooms, and benefits from a combi boiler which was fitted in 2019. The interiors comprise briefly porch, reception hall, spacious lounge, open plan dining kitchen, conservatory and cloakroom to the ground floor, with three bedrooms to the first floor serviced by a master en suite and family bathroom. To the front there is off road parking and access into the single garage, and well tended gardens are set to the rear enjoying privacy and a sunny westerly aspect.

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. The Richard Crosse Primary School feeds into the John Taylor High School in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating. Further amenities can be found in Lichfield where there is a shopping centre, pubs and restaurants, the historic medieval Cathedral and Beacon Park. Two rail stations in Lichfield providing direct links to London and Birmingham 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.

- Attractive Detached Family Home
- Desirable Village Location
- Beautifully Presented & High Spec Finish
- Spacious Lounge with Wood Burner
- Open Plan Family Dining Kitchen
- Porch, Reception Hall & Cloakroom

The front door opens into a useful **Porch**, having Amtico flooring and a glazed door into the **Reception Hall** 4.37 x 1.93m (approx. 14'4 x 6'3). An attractive welcome to this family home, the hall has Amtico flooring, stairs rising to the first floor and glazed doors leading through to:

#### **Lounge** 5.4 x 3.8m (approx. 17'9 x 12'6)

A generous reception room having bay window to the front, fitted shelving and storage with feature lighting and a traditional Town & Country wood burning stove. An opening with bespoke shutters opens into:

#### **Family Dining Kitchen** 7.92 x 3.13m (approx. 25'11 x 10'3)

Having been remodelled and refitted to an excellent specification, this space extends across the rear of the property and is formed by a contemporary kitchen and formal dining area. The **Kitchen** comprises a range of contrasting wall and base units with Corian worksurfaces over,

- Three Bedrooms
- Modern En Suite & Bathroom
- West Facing Gardens
- Single Garage & Parking
- 'Outstanding' School Catchment
- Peaceful Cul de Sac Setting

housing an inset one and a half sink with side drainer and a comprehensive range of integral Neff appliances including dishwasher, double ovens, fridge freezer, microwave, warming drawer and washing machine. A central island unit provides additional workspace, storage and a breakfast bar, as well as an integral wine fridge and induction hob with recessed extractor fan. There is a window to the rear, a door opens out to the gardens and Amtico flooring with electric under floor heating extends into the **Dining Area** where there is a fitted dining bench with useful storage below. Sliding doors lead into:

#### **Conservatory** 2.94 x 2.81m (approx. 9'7 x 9'2)

A useful additional reception room, having tiled flooring, windows overlooking the gardens and double doors out to the side aspect

#### **Cloakroom**

Fitted with wash basin and WC, with half tiled walls, Amtico flooring and an obscured window





Stairs rise to the first floor **Landing** where there is a fitted **Airing Cupboard**, access to the insulated loft space and doors opening into:

**Master Bedroom** 4.6 x 3.63m (approx. 15'1 x 11'11)

A spacious principal bedroom having twin windows to the front aspect and contemporary fitted storage. Having private use of:

**En Suite** 2.45 x 1.19m (approx. 8'0 x 3'11)

A contemporary suite comprised fitted wash basin, WC and shower, with Porcelanosa tiled flooring and walls, fitted shelving with feature lighting, a heated towel rail and an obscured window to the front

**Bedroom Two** 3.23 x 3.08m (approx. 10'7 x 10'1)

A spacious double bedroom having window to the

rear and a fitted wardrobe recess

**Bedroom Three** 2.71 x 2.35m (approx. 8'10 x 7'8) – max into wardrobes

Ideal as a third bedroom, home office or dressing room, having a range of fitted wardrobes and a window to the rear

**Family Bathroom** 1.9 x 1.83m (approx. 6'2 x 6'0)

Again having been refitted with a modern suite having wash basin set to vanity unit, WC and bath-tub with Villeroy & Boch shower over, with Porcelanosa tiled flooring and walls, a heated towel rail and an obscured window to the side





## Outside

The property lies on a peaceful cul de sac off the main Lanes Close, having well tended lawns and a block paved driveway providing by parking and access into the **Single Garage** via a manual entrance door. An electric vehicle charger point is fitted to the side of the property

The **Rear Garden** enjoys a sunny westerly aspect and is laid to a block paved terraces, shaped lawns and neatly stocked borders with mature foliage providing privacy. There are raised beds ideal currently planted as a kitchen garden and included in the sale are a summer house, garden shed and further storage shed. Gated access to the side leads to the front and there is exterior lighting and a water point

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.