



Glenfield, Yoxall Road, Kings Bromley, DE13 7JJ

 Parker
Hall

Set within secluded south facing gardens in the desirable village of Kings Bromley is Glenfield, an individual detached cottage showcasing a wealth of character and charm, three double bedrooms and recently refurbished interiors. Offering beautifully presented and versatile interiors ideal to suit those needing space to work from home, this charming cottage has received recent upgrades to include a ground floor extension to create additional living space, a refitted kitchen and remodelled bathrooms, with a new combi boiler being fitted in 2021. The cottage comprises briefly: entrance hall and cloakroom, three reception rooms all with character fireplaces, stunning orangery with wood burner, refitted kitchen with Aga, study

and utility to the ground floor, with three double bedrooms serviced by a master en suite bathroom and family shower room. Outside, there is parking to a gated driveway which also houses a small outbuilding providing storage, and the rear garden enjoys a sunny southerly aspect and pleasant views towards the village church.

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.

- Detached Character Cottage
- Wealth of Features Throughout
- Extended & Refurbished (including Boiler)
- Three Reception Rooms & Study
- Refitted Kitchen with Aga
- Stunning Orangery
- Entrance Hall, Cloakroom & Utility
- Three Double Bedrooms
- Master En Suite Bathroom & Family Shower Room
- South Facing Gardens
- Gated Drive with Parking & Outbuilding
- Desirable Village Setting
- 'Outstanding' School Catchment
- Well Placed for Local Amenities, Commuter Routes & Rail Travel





Entrance Hall 2.16 x 1.5m (approx. 7'1 x 4'11)

From the driveway to the rear, a door opens into the hallway, having Minton style tiled flooring and doors leading into the **Cloakroom** and:

Sitting Room 3.94 x 3.07m (approx. 12'11 x 10'1)

An attractive living space having an interior window to the rear and fireplace recess with quarry tiled hearth. Doors open into:

Lounge 3.98 x 3.94m (approx. 13'1 x 12'11)

A spacious living room, having interior window to the rear, stairs rising to the first floor and a stunning inglenook housing a wood burning stove

Dining Room 3.94 x 3.25m (approx. 12'11 x 10'8)

Another immaculately presented reception room, having fitted shelving and a character fireplace housing a wood burning stove to brickwork hearth. Double doors open into the **Orangery**, and character slate flooring extends into:

Refitted Kitchen 3.94 x 3.33m (approx. 12'11 x 10'11)

Having been remodelled and refitted to an excellent specification, the kitchen comprises a range of contrasting wall and base units with quartz worksurfaces over, housing an inset Belfast sink, recess housing a gas fired Aga and integrated appliances including dishwasher, fridge freezer, wine fridge, electric oven and induction hob. There is a window to the rear aspect, and the kitchen has a door opening out onto the driveway

Orangery 7.42 x 3.63m (approx. 24'4 x 11'10)

A stunning space having been added by the existing vendor, having tiled flooring, windows to the rear aspect and double doors opening out to the gardens. A ceiling lantern provides plenty of natural light, and a wood burning stove is set to a slate hearth

Study 3.07 x 2.16m (approx. 10'1 x 7'1)

A useful home office, having a window to the front. A door opens into:

Utility 2.16 x 1.83m (approx. 7'1 x 6'0)

Having spaces for a washing machine and tumble dryer, the utility also has a window to the front and a fitted Belfast sink

Cloakroom

Fitted with wash basin and WC, with Minton style tiled flooring and a window to the side





Stairs rise to the **First Floor Landing**, where there is access to eaves storage (also housing the combi boiler, which was refitted in 2021). Character doors lead into:

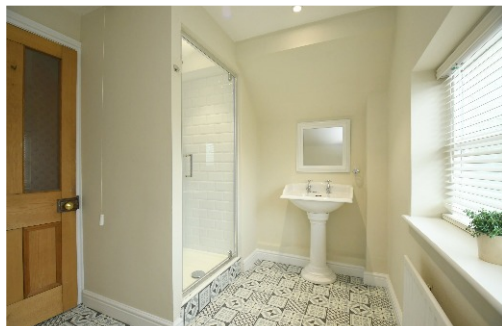
Master Bedroom 3.94 x 3.35m (approx. 12'11 x 11'0)
A spacious principal bedroom having window to the front aspect and private use of:

En Suite Bathroom 3.95 x 3.28m (approx. 12'11 x 10'9)
A luxury suite comprises Sanitan pedestal wash basin, bidet and WC, claw foot bathtub and separate shower, with tiled splash backs, a chrome heated towel rail, window to the rear and a large double fitted wardrobe

Bedroom Two 3.06 x 3.03m (approx. 10'0 x 9'11)
Another double room having a double fitted wardrobe and a window to the rear

Bedroom Three 3.05 x 3.0m (approx. 9'10 x 10'0)
A third double room having window to the rear

Shower Room 3.07 x 2.22m (approx. 10'0 x 7'2)
Fitted with a Sanitan suite having pedestal wash basin, WC and shower, with tiled splash backs, an obscured window and a door to the **Laundry Cupboard**









Outside

Double gates open from Yoxall Road into the walled driveway, where there is parking for around three vehicles. Doors open into the entrance hall and kitchen, there is a useful brick **Outbuilding** providing exterior storage, and a gate leads into the rear garden

South Facing Gardens

The garden wraps around the rear of the property, having a block paved terrace leading onto securely enclosed lawns. there is exterior lighting, power and water, and the garden offers plenty of scope to landscape as desired. Pleasant views towards the village church spire can also be enjoyed from the gardens

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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.