



54a Alrewas Road, Kings Bromley, Burton-on-Trent,
Staffordshire, DE13 7HW

Bill Tandy

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

**54a Alrewas Road, Kings Bromley,
Burton-on-Trent, Staffordshire, DE13
7HW**

£650,000

Bill Tandy and Company are delighted to present for sale this superbly presented detached bungalow set back from the road along a private drive of only 3 dwellings. Recently modernised accommodation and viewing is a must. Situated in the sought-after village of Kings Bromley, it enjoys easy access to the cathedral city of Lichfield, making it an ideal location for commuters while retaining the charm of village living. The home sits on a generous plot that has been beautifully landscaped to create superb outdoor entertaining areas with generous parking for multiple vehicles and a detached double garage, ideal for car enthusiasts. Internally, the property is a true credit to its current owners to comprise a generous reception hall, guests cloakroom, sitting room, dining room, improved breakfast kitchen and utility room, three bedrooms all of which enjoying en-suite facilities. The bungalow boasts a generous size first floor loft room ideal for storage. Parking to front with double garage and gardens to front, side and rear. The thoughtful layout and high-quality finishes throughout ensure the home combines comfort with sophistication. Early viewings are strongly recommended to fully appreciate the lifestyle it offers.



CANOPY PORCH

leads to the double glazed front entrance door with window alongside which opens to:

RECEPTION HALL

having stairs to first floor, radiator, understairs storage recess, two double doored coat storage cupboards and a range of doors open to:

GUESTS CLOAKROOM

having tiled floor, radiator, suite comprising vanity unit with inset wash hand basin and low flush W.C., and tiled splashback surround.

SITTING ROOM

5.50m x 4.57m into bay (18' 1" x 15' 0" into bay) having double glazed square bay window to front, double glazed window to side, two radiators whilst the feature and focal point of the room is the stunning fireplace with a flame effect inset contemporary electric fire.

DINING ROOM

4.77m x 3.03m (15' 8" x 9' 11") having double glazed French doors with plantation shutters and windows to each side opening to the rear garden, radiator and double doors to:

BREAKFAST KITCHEN

6.02m max (4.13m min) x 3.23m (19' 9" max 13' 7" min x 10' 7") having double glazed windows to rear and side, spotlighting, tiled floor, radiator, a range of contemporary white gloss units comprising base cupboards and drawers with round edge work tops above, tiled splashback surround, wall mounted cupboards with under-cupboard lighting, composite sink with drainer, central island unit with generous work surface above and breakfast bar area, inset Zanussi oven with Zanussi microwave above, Stoves induction hob with extractor fan, integrated dishwasher, space for fridge and freezer and plinth lighting. Door opens to:

UTILITY ROOM

2.16m x 1.78m (7' 1" x 5' 10") having a tiled floor flowing through from the kitchen, radiator, double glazed door to side, base and wall mounted storage cupboards, round edge work top with space below for washing machine and tumble dryer, inset stainless steel sink with drainer and Worcester boiler.



BEDROOM ONE

3.94m x 3.71m (12' 11" x 12' 2") having double glazed window to front, radiator, double doored built-in wardrobe and door to:

EN SUITE BATHROOM

having an obscure double glazed window to front, radiator, tiled floor, spotlighting to ceiling, modern white suite comprising vanity unit with inset wash hand basin, low flush W.C. twin-ended bath with shower head attachment and separate shower enclosure with shower appliance over.

BEDROOM TWO

3.89m x 3.89m (12' 9" x 12' 9") having double glazed window to rear, radiator, double doored built-in wardrobe and door to:

EN SUITE SHOWER ROOM TWO

2.26m x 1.34m (7' 5" x 4' 5") having an obscure double glazed window to side, radiator, tiled floor, spotlighting to ceiling, modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower cubicle with shower appliance over.

BEDROOM THREE

3.44m x 3.16m (11' 3" x 10' 4") having double glazed window to rear, radiator, double doored built-in wardrobe and door opens to:



EN SUITE SHOWER ROOM THREE

2.06m x 1.05m (6' 9" x 3' 5") having an obscure double glazed window to rear, radiator, tiled floor, spotlighting to ceiling, modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower cubicle with bi-fold door and shower appliance over.

FIRST FLOOR LANDING

having door opening to:

LOFT ROOM ONE

14.41m x 3.98m into reduced ceiling height (47' 3" x 13' 1" into reduced ceiling height) this generous first floor space has two sections with a range of skylight windows providing views to the rear, access to eaves storage, an abundance of spotlighting and radiators.

OUTSIDE

The property is accessed via a long sweeping private driveway set back from the Alrewas Road. Accessing three properties, number 54a is located to the far left hand side. To the front of the property is a block paved driveway leading to the detached double garage. There is a deep foregarden with shaped lawn, box hedging, paved pathway to front door and cedar side gate leading to the rear. To the rear of the property is a generously sized paved patio space providing a superb entertaining area, further paved area to side, shaped lawns, fencing, flower bed borders and hedging for screening. There are security lights and an external water tap.



DETACHED DOUBLE GARAGE

approached via an electric up and over entrance door and having double glazed window to side, light and power supply and useful loft storage.

COUNCIL TAX

Band F.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. Please refer to Key Facts for Buyers.

ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

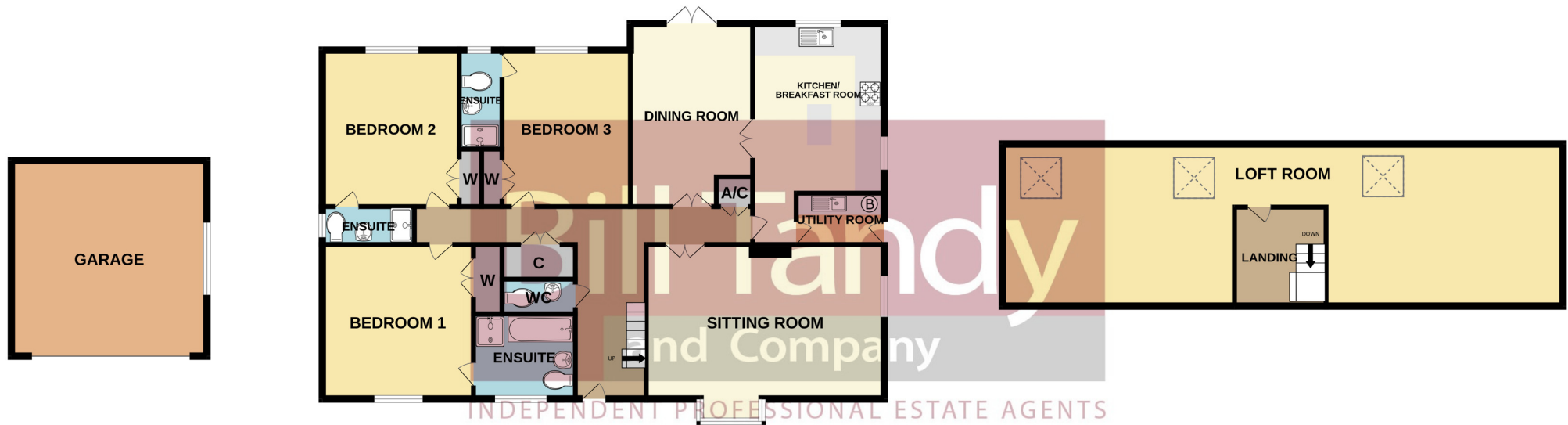
VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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