



29 Leofric Close, Kings Bromley, Burton-on-Trent,
Staffordshire, DE13 7JP

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**29 Leofric Close, Kings Bromley,
Burton-on-Trent, Staffordshire, DE13
7JP**

£550,000

Situated in the highly sought after village of Kings Bromley and enjoying a peaceful cul de sac setting this well presented detached family home represents an excellent opportunity to purchase in the village. With a pleasant aspect to the front, the property has been well maintained and improved with a recently re-fitted family kitchen. The village has good local facilities with a local village store, pub, primary school and church, and falls within the catchment area for John Taylor high school in Barton under Needwood. Just some six miles from the cathedral city of Lichfield, and within easy reach of the A38 and A50, commuters will certainly find the location ideal. To fully appreciate the extent of the accommodation on offer an early viewing would be recommended.



PILLARED CANOPY PORCH

having wall lantern and obscure double glazed door opening to:

RECEPTION HALL

having stairs leading off with spindle balustrade, radiator with ornamental screen, coving to ceiling and low energy downlighters.

FITTED GUESTS CLOAKROOM

having a close coupled W.C., wash hand basin, partial ceramic floor and wall tiling, obscure glazed window to rear and radiator.

FAMILY LOUNGE

17' 1" max into bay x 11' 9" (5.21m max into bay x 3.58m) having central natural stone fireplace with gas living flame log effect fire, feature bay window to front, double radiator, coving to ceiling, further single radiator and opening through to:

DINING ROOM

13' 9" x 11' 10" (4.19m x 3.61m) having sealed unit double glazed sliding patio doors out to the rear garden, double radiator, coving and dado rail surround.

STUDY/SNUG

8' 9" x 8' 7" (2.67m x 2.62m) a versatile room having windows to front and side, radiator, coving, wood strip flooring and wall mounted shelving.

FABULOUS FAMILY BREAKFAST KITCHEN

16' 5" x 11' 10" max (5.00m x 3.61m) superbly equipped 'L' shaped modern fitted kitchen having high gloss base and wall storage units including a pull-out larder unit, corner pull-out carousel shelving and deep pan drawers, drinks fridge, integrated dishwasher and washer/dryer, real wood walnut work tops, low level LED lighting, space for range type cooker, space and plumbing for American style fridge/freezer, breakfast bar, feature ceramic floor tiling with electric underfloor thermostatically controlled heating system, UPVC double glazed bi-fold doors opening to a rear decked seating area and low energy downlighters.



FIRST FLOOR LANDING

having loft access hatch and downlighters.

BEDROOM ONE

12' 5" plus wardrobe depth x 11' 10" (3.78m plus wardrobe depth x 3.61m) having full width fitted wardrobes, window to rear, radiator with ornamental screen, coving to ceiling and door to:

EN SUITE SHOWER ROOM

having a Porcelanosa tiled shower cubicle with thermostatic shower fitment, pedestal wash hand basin, W.C., radiator, obscure glazed window to rear, electric shaver point and airing cupboard housing a pre-lagged hot water cylinder, timer for central heating and linen shelving.

BEDROOM TWO

14' 10" x 10' 8" (4.52m x 3.25m) having two windows to front, double radiator and laminate flooring and a range of fitted wardrobes.

BEDROOM THREE

9' 0" x 8' 9" (2.74m x 2.67m) having deep built-in wardrobe with mirrored door, window to front and radiator.

BEDROOM FOUR

9' 10" x 8' 2" max (3.00m x 2.49m max) having wardrobe recess, radiator and window to rear.



BATHROOM

having a free-standing roll-top bath with mixer tap, separate tiled shower cubicle with Triton thermostatic shower, vanity unit with wash hand basin, W.C., Porcelanosa wall and floor tiling, obscure UPVC double glazed window, wall mirror and vanity cupboards with lighting, downlighters and chrome heated towel rail/radiator.

DOUBLE GARAGE

17' 9" x 16' 4" (5.41m x 4.98m) having twin up and over entrance doors, light and power points, access to independent loft space with pull down ladder, window and door to rear garden and Potterton gas central heating boiler.

OUTSIDE

The property is set back off the road with driveway parking for several cars and side gated entrance leading to the side and rear garden. The garden extends on two sides of the property, being set principally to lawn with raised decked seating areas, fenced and walled perimeters with side hard standing and feature entertaining space.

COUNCIL TAX

Band F.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

29 LEOFRIC CLOSE, KINGS BROMLEY DE13 7JP

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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