



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

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



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

**£525,000**

Enjoying a lovely setting in the highly sought after village of Kings Bromley stands this impressive detached family home with a very impressive accommodation layout. Beyond its discreet and attractive frontage the property has been substantially extended over the years to provide a versatile accommodation layout ideal for a family buyer. The location within the village is perfect for taking advantage of the local facilities including the popular pub, local village Co-op store and sought after primary school feeding to John Taylor high school in Barton under Needwood. The excellent road network provides good links to both north and south with Lichfield, Rugeley, Burton upon Trent, Derby and Stafford all within convenient driving distance. Whilst offering generous accommodation the property has further potential to extend with previously granted planning permission for extensions to the rear (which may now need renewing). To fully appreciate the extent of this generous accommodation, along with its lovely garden plot, an early viewing would be strongly encouraged.



**RECEPTION HALL**

approached via a UPVC composite double glazed entrance door and having radiator and door to:

**FAMILY LIVING ROOM**

5.42m x 4.58m (17' 9" x 15' 0") having a central feature natural stone fireplace with gas living flame fire, UPVC double glazed window to front with Tru-fit blinds with further light pouring in through the glass block side screen and Velux skylights, cupboard housing the Worcester combination gas central heating boiler, double radiator and stairs leading off.

**DINING ROOM**

4.58m x 4.26m (15' 0" x 14' 0") having a traditional fire surround with marble hearth and backing and open grate, UPVC double glazed windows to front and side with Tru-fit blinds, coving, double radiator and wall light points. Door to:

**INNER LOBBY**

having double radiator and leaded triple doors opening to:

**CONSERVATORY**

4.64m x 4.20m (15' 3" x 13' 9") being UPVC double glazed with a brick base and having double doors out to the rear garden, real wood flooring, wall light points and double radiator.

**LUXURY KITCHEN**

4.41m x 4.14m (14' 6" x 13' 7") a quality fitted kitchen having marble work tops with base storage cupboards and drawers, glazed display wall cabinet, central island unit with breakfast bar overhang, LED kickboard lighting, butler style enamel sink with mixer tap, integrated dishwasher with matching fascia, built-in drinks fridge, space for American style fridge/freezer, pull-out larder unit, built-in Bosch oven and grill with integrated combination microwave oven and Lamona four ring induction hob with extractor hood, integrated washing machine and separate tumble dryer with matching fascia, ceramic floor tiling, contemporary style radiator, leaded UPVC double glazed window and leaded glazed door leading to a Covered Passage with further door opening to:



**STUDY**

4.97m x 3.34m (16' 4" x 10' 11") a separate brick building to the main house being incredibly useful as a home office or gym with leaded double glazed double doors to the garden, low energy spotlighting, double doored built-in store cupboard, independent loft space, radiator and tiled flooring.

**BATHROOM**

having free-standing clawfoot slipper bath with mixer taps with shower hose attachment standing on a marble plinth, W.C., pedestal wash hand basin, heated towel rail/radiator, low energy downlighters, coving, extractor fan, built-in linen store cupboard, leaded UPVC double glazed windows to rear and side, co-ordinated ceramic wall tiling and granite flooring with upstands.

**FIRST FLOOR LANDING**

approached via an open tread staircase with wrought-iron balustrade and having doors leading off to:

**BEDROOM ONE**

4.43m x 3.00m (14' 6" x 9' 10") having wardrobes with mirrored sliding doors, double radiator, leaded UPVC double glazed window and door to:



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## LUXURY EN SUITE SHOWER ROOM

being fully tiled and having a large shower cubicle with thermostatic shower fitment with hose and drencher shower, vanity unit with wash hand basin, mono bloc mixer tap and useful drawer space, close coupled W.C., obscure UPVC double glazed window to rear, radiator, extractor fan and downlighters.

## BEDROOM TWO

4.43m x 2.40m (3.30m max) (14' 6" x 7' 10" - 10'10 max) having UPVC double glazed dormer style window to front, radiator and built-in store cupboard.

## BEDROOM THREE

3.13m x 2.46m (10' 3" x 8' 1") having built-in store cupboard, leaded UPVC double glazed window to rear and radiator.

## BEDROOM FOUR

3.00m x 2.30m (9' 10" x 7' 7") having built-in wardrobe, UPVC double glazed dormer style window to front, radiator and eaves storage.



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## OUTSIDE

The property is set well back off the road with a generous block paved driveway providing ample parking and turning area with lawned foregarden and feature canopied porch with timber pillars. A side access leads round to the rear garden. To the rear of the property is a good sized garden offering complete privacy with a generous slabbed patio area and a Japanese themed hard landscaped garden with mature trees and shrubs, side raised borders ideal for vegetable and fruit growing and useful garden storage shed. Please note there is currently a large Koi pool with associated equipment. The pool can be dismantled if not required which would significantly extend the patio availability.

## COUNCIL TAX

Band E.

## FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone and Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

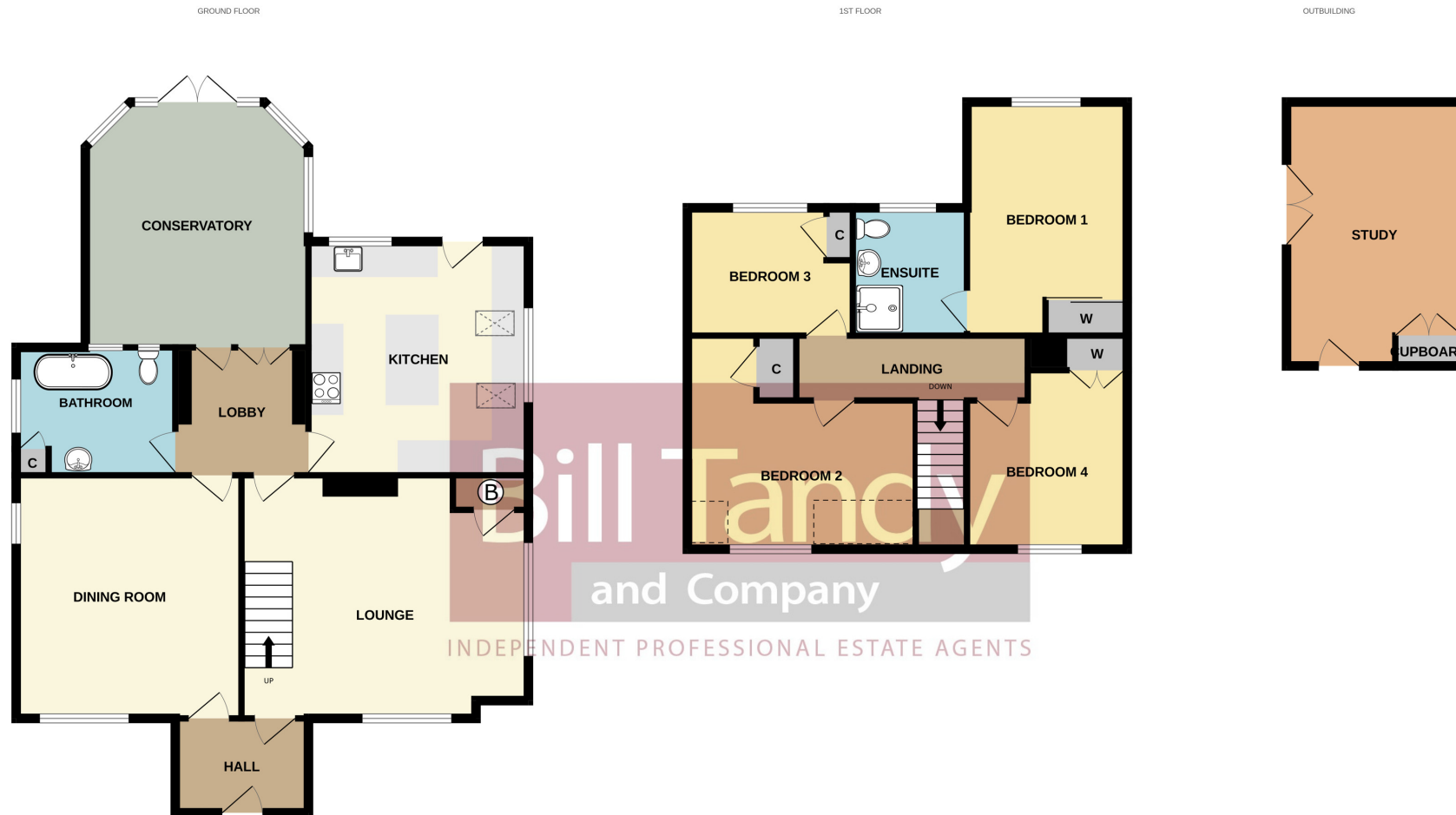
## TENURE

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](mailto: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.



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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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