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2 Church Lane, Kings Bromley, Burton-on-Trent,
Staffordshire, DE13 7JL

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**2 Church Lane, Kings Bromley,
Burton-on-Trent, Staffordshire, DE13
7JL**

£395,000

One of the most highly sought after village locations will greet the buyer of this charming and extended detached bungalow. Situated in an idyllic location with views across the road to the village church, the bungalow takes full advantage of its corner plot having been extended to the side significantly adding to the living space. Available with no chain the bungalow is very tidily presented throughout with a spacious dining kitchen across the rear and two good bedrooms with the additional benefit of a study. With double glazing and gas fired central heating, this very comfortable bungalow must be viewed internally to be fully appreciated.



ENCLOSED PORCH

approached via double UPVC double glazed entrance doors and having tiled floor, wall light and inner glazed door opening to:

'L' SHAPED RECEPTION HALL

having radiator, loft access hatch, laminate flooring and door to:

DINING ROOM

4.11m x 3.34m (13' 6" x 10' 11") having UPVC double glazed sliding patio doors out to the rear garden, coving, double radiator and opening through to:

KITCHEN

3.44m x 2.83m (11' 3" x 9' 3") having ample work surface space with base natural wood doored storage cupboards and drawers, matching wall mounted storage cupboards, built-in fridge and freezer with matching fascias, space for cooker and washing machine, wall mounted Ideal Logic Plus condensing gas central heating boiler, single drainer sink unit with mixer tap, UPVC double glazed window overlooking the rear garden, double radiator, spotlights and laminate flooring.

IMPRESSIVE EXTENDED THROUGH LOUNGE

7.09m x 3.19m (23' 3" x 10' 6") a very generously proportioned addition to the property this spacious through lounge has a leaded UPVC double glazed window to front, double glazed sliding patio doors out to the rear garden, laminate flooring, further double glazed window to side, two radiators and useful book shelving.

BEDROOM ONE

4.38m x 3.09m (14' 4" x 10' 2") having two double doored wardrobes, leaded UPVC double glazed window to front, radiator and wall light points.



BEDROOM TWO

3.33m x 2.73m (10' 11" x 8' 11") having leaded UPVC double glazed window to front and radiator.

STUDY

1.95m x 1.64m (6' 5" x 5' 5") a versatile space having double glazed window to side and radiator.

BATHROOM

2.81m x 1.96m (9' 3" x 6' 5") having panelled bath with mixer tap with shower attachment and glazed screen, Villeroy and Boch sanitaryware comprising pedestal wash hand basin with mono bloc mixer tap, close coupled W.C. and bidet, obscure UPVC double glazed window to side, partial ceramic wall tiling and radiator.

OUTSIDE

The property occupies a corner plot with a wide frontage and driveway parking for several cars with a side lawned garden with laurel hedge screening and a magnolia. A wrought-iron gated entrance leads to the rear. The rear garden enjoys a sunny south facing aspect with a good degree of privacy having fenced perimeters, lawn, patio, mature shrubbery, external cold water tap, lighting and gated entrances to each side of the property.



SUMMERHOUSE

4.90m x 3.00m (16' 1" x 9' 10") of timber construction and having glazed double entrance doors and glazed front panel, perfect for enjoying the private rear garden.

COUNCIL TAX

Band D.

FURTHER INFORMATION/SUPPLIERS

Mains drainage- TBC. Electricity and Gas supplier - TBC. T.V and Broadband – TBC. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

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.



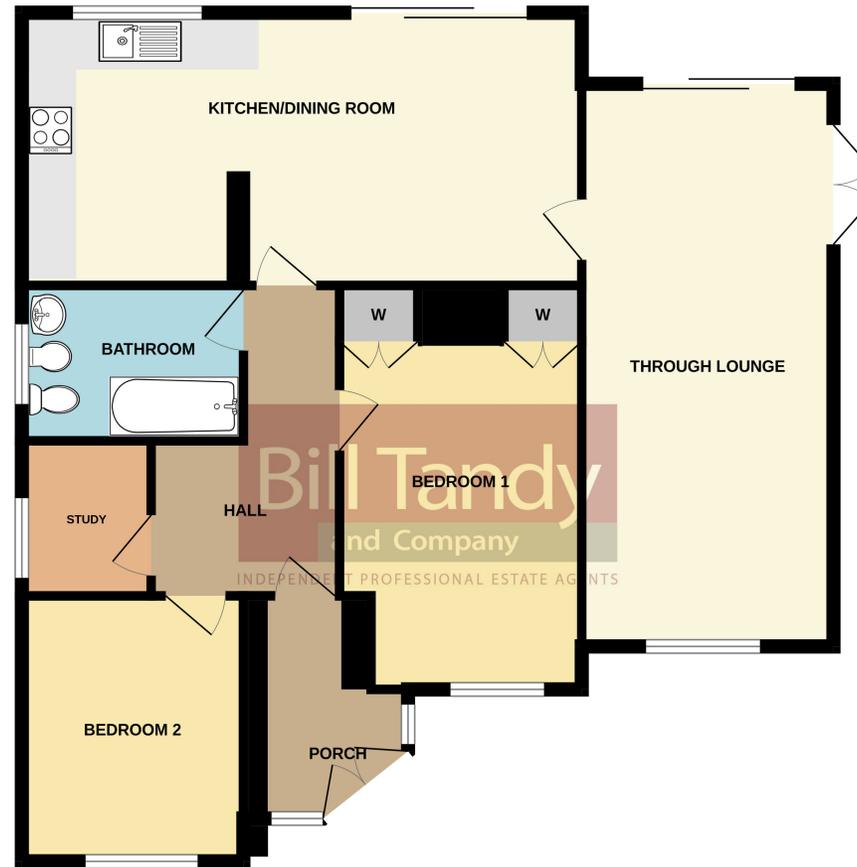
VIEWING

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



2 CHURCH LANE, KINGS BROMLEY DE13 7JL

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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