

Bill Tandy
and Company

6 The Grange, Kings Bromley, Burton-on-Trent,
Staffordshire, DE13 7HT

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£440,000 Offers over

Bill Tandy and Company, Lichfield, are delighted to offer for sale this superbly updated and improved dormer style detached dwelling located on the highly sought after cul de sac of The Grange within the village of Kings Bromley. The village enjoys the benefit of the well regarded Richard Cross primary school, and is also a short distance away from schools including John Taylor high school in Barton under Needwood and further secondary schools in Lichfield. Kings Bromley also has a good range of facilities including the recently built Co-op and local pub, and is also well positioned for commuting with excellent transport links including the A38, A50 and M6 toll road giving access to Lichfield, Birmingham, Burton upon Trent and beyond. Rail travel is also available from Lichfield City and Trent Valley railway stations giving access to Birmingham and London. The property itself, which needs to be viewed to be fully appreciated, comprises entrance hall, superb 'L' shaped lounge/dining room, updated kitchen, superb garden room, updated ground floor bathroom, three first floor bedrooms and updated shower room. Outside is ample parking for numerous vehicles to the front, a garage and garden to rear.



ENTRANCE HALL

approached via a double glazed composite entrance door flanked by window alongside and having useful coat cupboard and door to:

'L' SHAPED LOUNGE/DINING ROOM

6.50m x 4.59m (21' 4" x 15' 1") this stunning generously sized main reception room could be divided into two rooms, however currently provides a superb open plan feel having UPVC double glazed bow window to front, additional double glazed window to side, two radiators and a feature focal point fireplace with log burner, hearth and wooden mantle above.

UPDATED KITCHEN

4.52m x 2.71m (14' 10" x 8' 11") this superbly updated kitchen has ceiling spotlighting, wooden style tiled flooring, radiator, a range of modern units comprising base cupboards and drawers surmounted by granite work tops with matching upstand and splashbacks, wall mounted storage cupboards, inset stainless steel one and a half bowl sink, inset Lamona double oven and grill with four ring gas hob and extractor fan above and glass splashback, integrated dishwasher and washing machine, space for fridge/freezer, double glazed window to rear and a square archway leads off to:

GARDEN ROOM

4.10m x 2.79m (13' 5" x 9' 2") this superb garden room has a range of double glazed windows overlooking the garden to rear and both sides, radiator, wooden style tiled flooring, French doors open to the rear patio garden and plasterboard ceiling with a range of spotlights.

INNER HALLWAY

located from the kitchen this useful inner hall has staircase rising to the first floor with under stairs storage cupboard, skylight window and door to:



UPDATED BATHROOM

updated to a modern and contemporary style this ground floor bathroom has an obscure double glazed windows to rear and side, radiator, modern suite comprising vanity unit with inset wash hand basin, low flush W.C., double shower cubicle with twin headed shower appliance over and tiled surround and twin ended bath with centrally positioned taps and shower head attachment, tiled flooring and ceiling spotlighting.

ENCLOSED SIDE PASSAGEWAY

this useful side passageway is located off the kitchen and has doors to front and rear and further door to garage.

FIRST FLOOR LANDING

having skylight window to rear, loft access and cupboard housing the Worcester boiler and having storage space. Doors lead off to:

BEDROOM ONE

4.53m max x 4.19m excluding wardrobes (14' 10" max x 13' 9" excluding wardrobes) this 'L' shaped main bedroom has UPVC double glazed window to rear, radiator and built-in contemporary wardrobes with sliding doors.



BEDROOM TWO

3.94m x 3.07m (12' 11" x 10' 1") having UPVC double glazed window to front and radiator.

BEDROOM THREE

3.08m x 2.45m (10' 1" x 8' 0") having UPVC double glazed window to front and radiator.

UPDATED SHOWER ROOM

this first floor shower room has a skylight window to rear, radiator, modern suite comprising vanity unit with inset wash hand basin and tiled surround, low flush W.C. and shower cubicle with twin headed shower appliance over and tiled surround, tiled flooring and ceiling spotlighting.

OUTSIDE

The property has a tarmac driveway providing ample parking for numerous vehicles and which provides access to the front entrance door, garage and useful side access. To the rear is a paved patio area with shaped lawn beyond with borders and a picket fenced area provides space ideal for pets.

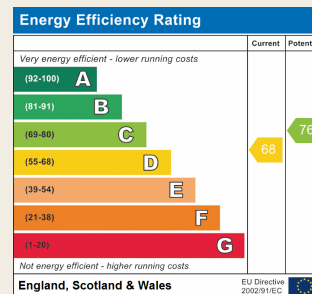


GARAGE

approached via an up and over entrance door, spaces if required for white goods and door to side leading to the side covered passage.

COUNCIL TAX

Band E.



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.



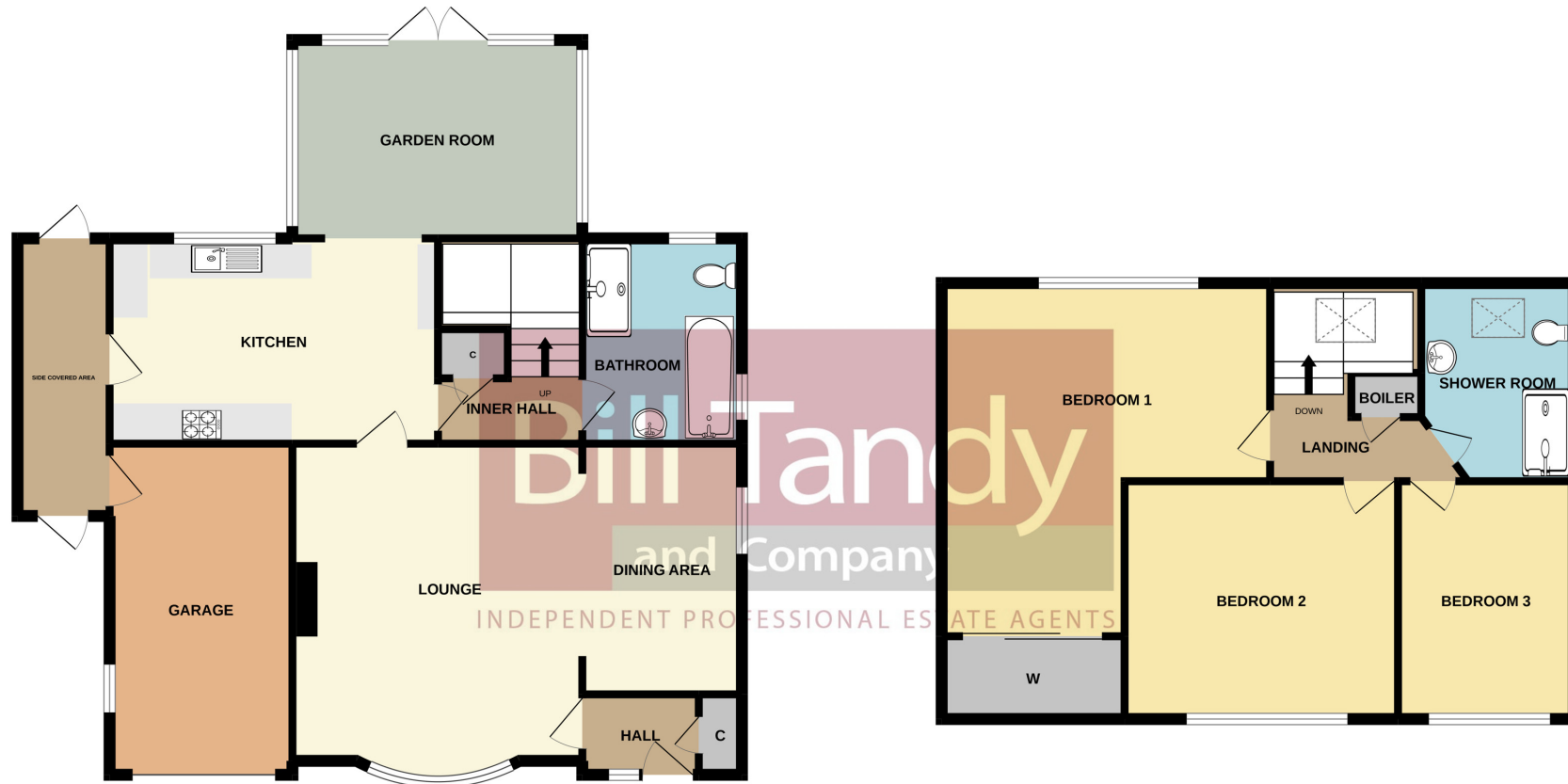
VIEWING

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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