



2 Yoxall Road, Kings Bromley, Burton-on-Trent,  
Staffordshire, DE13 7JJ

Bill

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**2 Yoxall Road, Kings Bromley,  
Burton-on-Trent, Staffordshire, DE13  
7JJ**

**£449,000**

## Offers in region of

Bill Tandy and Company are delighted in offering for sale this superbly extended and generously sized link-detached family home located in the sought after village of Kings Bromley. Located at the end of this small and select cul de sac, the property is within walking distance of the village facilities including the Co-op convenience store, church and village pub, and Kings Bromley itself is only a short distance away from the cathedral city of Lichfield. The property itself has been substantially improved and extended by the current owner and one of the features of the property is its superb sized plot with parking for numerous vehicles and gardens to both front, side and rear. The accommodation briefly comprises hall, guests cloakroom, sitting room, snug, dining room, kitchen, conservatory, three first floor bedrooms with an additional fourth bedroom/dressing room, en suite shower room and bathroom. There is also a garage with workshop beyond.



### RECEPTION HALL

approached via a wooden front entrance door and having double glazed window to front, feature tiled floor, two radiators and stairs to first floor with under stairs storage cupboard.

### GROUND FLOOR GUESTS CLOAKROOM

having an obscure double glazed window to side, radiator, tiled floor modern suite comprising vanity unit with inset wash hand basin and storage below and low flush W.C. and tiling surround.

### SITTING ROOM

5.65m x 4.55m (18' 6" x 14' 11") this superbly extended sitting room has double glazed window to front, additional double glazed windows to side, two radiators, feature beamed ceiling and the feature and focal point is the fireplace with stone hearth, feature surround with mantel above and inset gas fire.

### SNUG

3.79m x 2.97m (12' 5" x 9' 9") having wooden parquet floor, radiator, double glazed window to rear and archway leading to:

### DINING ROOM

4.08m x 3.83m (13' 5" x 12' 7") having wooden parquet floor, radiator and UPVC double glazed square bay window overlooking the rear garden.

### KITCHEN

4.64m x 2.84m (15' 3" x 9' 4") having double glazed window to side, tiled floor, radiator, base cupboards and drawers surmounted by round edge work tops, tiled splashback surround, wall mounted cupboards, inset sink, inset oven and microwave, four ring gas hob with extractor fan, concealed spaces for fridge, freezer and washing machine and a double glazed door opens to:

### CONSERVATORY

3.73m x 2.10m (12' 3" x 6' 11") having a superb insulated and upgraded roof, double glazed windows to rear and side overlooking the garden, door to side and tiled floor.

### FIRST FLOOR LANDING

having double glazed window to front, radiator, loft access, airing cupboard with slatted shelving and radiator. Doors open to:



### BEDROOM ONE

3.01m x 2.83m (9' 11" x 9' 3") having double glazed skylight window to rear, laminate floor, archway to dressing room and door to:

### EN SUITE SHOWER ROOM

2.82m x 1.47m (9' 3" x 4' 10") having obscure double glazed window to front, radiator, suite comprising pedestal wash hand basin with tiled surround, low flush W.C., and shower cubicle with shower appliance over, tiled splashback surround and tiled floor.

### DRESSING ROOM/BEDROOM

3.61m x 2.38m (11' 10" x 7' 10") accessed from the main bedroom and could also be used as a nursery bedroom having double glazed window to rear, radiator and laminate floor.

### BEDROOM TWO

3.52m x 2.83m max (2.38m min) (11' 7" x 9' 3" max 9' 3" min) having laminate floor and double glazed window to rear.

### BEDROOM THREE

2.34m x 1.99m (7' 8" x 6' 6") having double glazed window to front.

### FAMILY BATHROOM

2.28m x 1.69m (7' 6" x 5' 7") having obscure double glazed window to front, chrome heated towel rail, suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath, tiled splashback surround and tiled floor.



## OUTSIDE

One of the distinct features of the property is its generously sized corner position, having a good sized foregarden with shaped lawn and mature trees, and a tarmac and block paved driveway provides parking for numerous cars and leads to the garage and front entrance door. To the left hand side of the property is an additional block paved area which could be used for caravan and has a gate leading to the side garden. To the rear of the property is a superb rear garden having a paved patio area ideal for entertaining and a sweeping shaped lawn beyond with well stocked mature borders, shrubs and trees for screening, storage shed and fenced perimeter. One of the distinct features of the property is its superb paved side courtyard garden providing further entertaining space, but which could also be used for a further garden shed or storage of bins. There is also external power and an external water tap.

## GARAGE

4.73m x 2.40m (15' 6" x 7' 10") approached via an up and over entrance door and having light and power supply and an opening leads to:

## WORKSHOP

2.93m x 2.36m (9' 7" x 7' 9") situated to the rear of the garage this useful workshop is of wooden construction and has door to rear garden and windows to side and rear.



## COUNCIL TAX

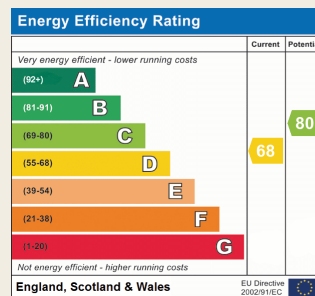
Band D.

## FURTHER INFORMATION/SUPPLIES

Please note, that some of the external photos were taken last year.

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/>



## 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.



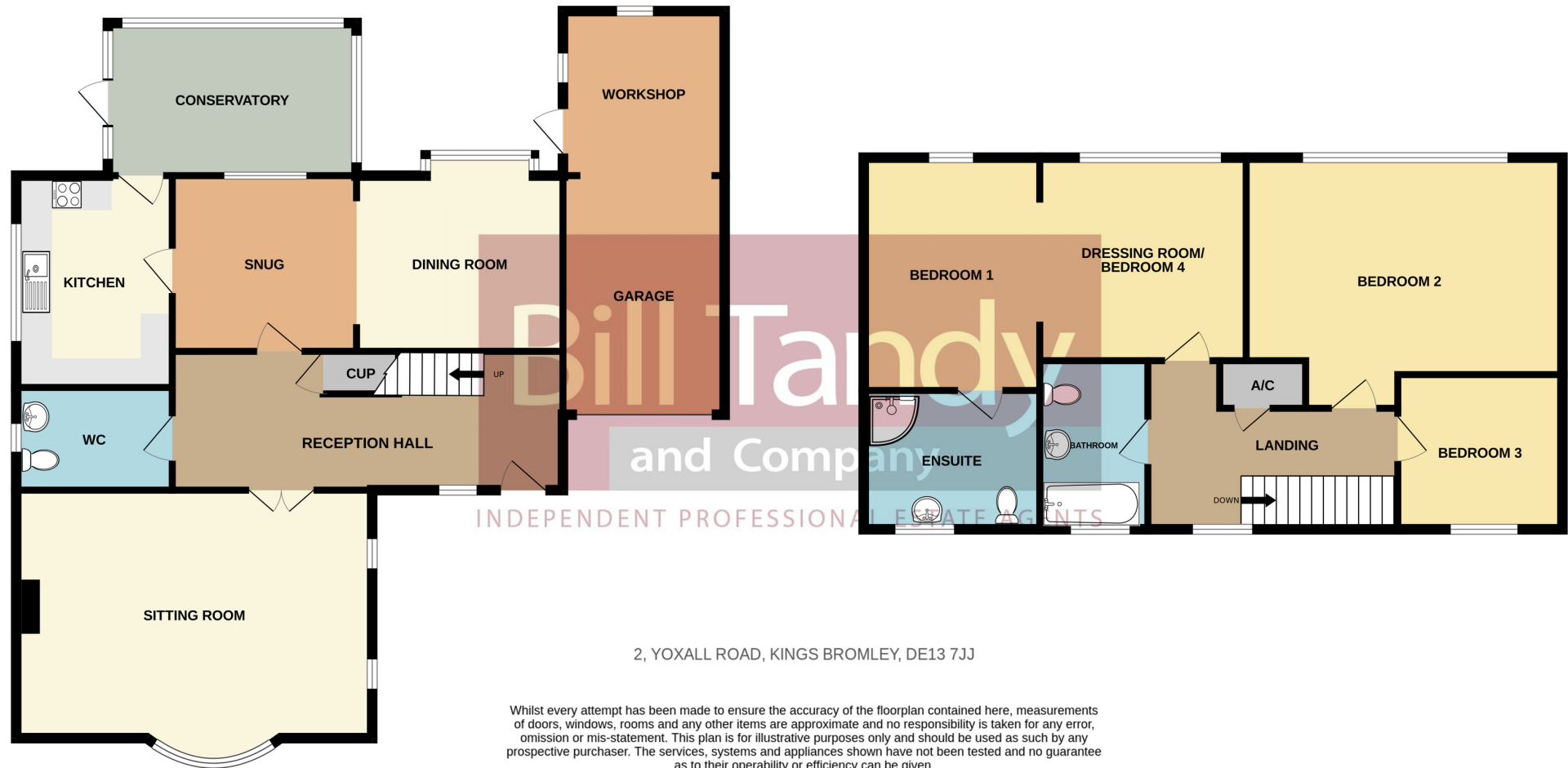
## VIEWING

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.

## GROUND FLOOR

## 1ST FLOOR



2, YOXALL ROAD, KINGS BROMLEY, DE13 7JJ

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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