

Bill Tandy
and Company

DRAFT

39 Lanes Close, Kings Bromley, Burton-on-Trent,
Staffordshire, DE13 7JS

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

**39 Lanes Close, Kings Bromley,
Burton-on-Trent, Staffordshire, DE13
7JS**

£465,000 Offers over

Bill Tandy and Company, Lichfield, are delighted in offering for sale this modern detached family home, superbly located within a secluded spot in the cul de sac of Lanes Close and is situated in the highly sought after village of Kings Bromley having the well regarded Richard Cross primary school, and is a short distance away from schools including John Taylor high school in Barton under Needwood and secondary schools in Lichfield. Kings Bromley enjoys a range of facilities including the recently built Co-op and village pub, and is ideal for commuting with excellent transport links nearby including the A38, A50 and M6 toll road giving access to Lichfield, Burton upon Trent, Birmingham and beyond. Lichfield also provides rail access to both Birmingham and London. The property needs to be viewed to be fully appreciated and briefly comprises hall, guests cloakroom, lounge, separate dining room, updated breakfast kitchen, four first floor bedrooms and updated bathroom. There is ample parking for several vehicles to the front, single garage and garden to rear.



RECEPTION HALL

approached via a double glazed front entrance door and having Karndeian floor with border, radiator, stairs to first floor and doors open to:

GUESTS CLOAKROOM

having Karndeian floor, modern white suite comprising vanity unit with inset wash hand basin and low flush W.C., tiled surround and obscure double glazed window to front.

LOUNGE

4.98m x 3.36m (16' 4" x 11' 0") having double glazed bow window to front, radiator and feature fireplace with marble hearth and inset, wooden surround and mantel above housing an inset gas fire. Double doors open to:

DINING ROOM

2.97m x 2.88m (9' 9" x 9' 5") having double glazed French doors opening to the garden, radiator and door to:

UPDATED BREAKFAST KITCHEN

5.04m max x 3.74m max (16' 6" max x 12' 3" max) having double glazed window to rear, light lantern, double glazed door to side, Karndeian floor with border, comprehensive range of kitchen units comprising base cupboards and drawers surmounted by quartz work tops, tiled splashback surround, wall mounted cupboards, inset one and a half bowl ceramic sink, integrated appliances include fridge/freezer, slimline dishwasher and washing machine, Neff oven and microwave, four ring electric hob, ceiling spotlighting and useful under stairs storage cupboard.

FIRST FLOOR LANDING

having loft access with pulldown ladder, double glazed window to rear, radiator, store cupboard and doors leading off to:



BEDROOM ONE

5.42m max x 3.42m max (17' 9" max x 11' 3" max) being generously sized and having two double glazed windows to front, radiator, superb range of fitted bedroom furniture comprising over stairs fitted wardrobes with sliding mirrored doors, built-in storage wardrobes and over bed store cupboards.

BEDROOM TWO

5.43m x 2.37m (17' 10" x 7' 9") this extended bedroom has double glazed windows to front and side, superb range of built-in wardrobes with sliding mirrored doors and radiator.

BEDROOM THREE

3.34m max x 2.95m (10' 11" max x 9' 8") having double glazed window to rear, radiator, built-in wardrobes with over bed storage cupboards and chest of drawers.

BEDROOM FOUR

2.49m x 2.02m (8' 2" x 6' 8") having double glazed window to rear and radiator.



UPDATED BATHROOM

having an obscure double glazed window to side, heated towel rail, suite comprising vanity unit with base storage cupboards and wash hand basin, electrically operated low flush W.C., 'L' shaped shower bath with screen and shower appliance over and full ceiling height tiled splashback surround.

OUTSIDE

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To the front of the property is a generously sized driveway providing parking for numerous vehicles leading to the single garage, and there is gated access to the side. To the rear is a well established and well cared for garden having entertaining areas, shaped lawn, well stocked mature borders with trees and shrubs and useful side covered storage area.

GARAGE

5.18m x 2.59m (17' 0" x 8' 6") having an electrically operated up and over entrance door, courtesy door to side, light and power supply, cold water tap and Ideal boiler.



COUNCIL TAX

Band E.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. 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.



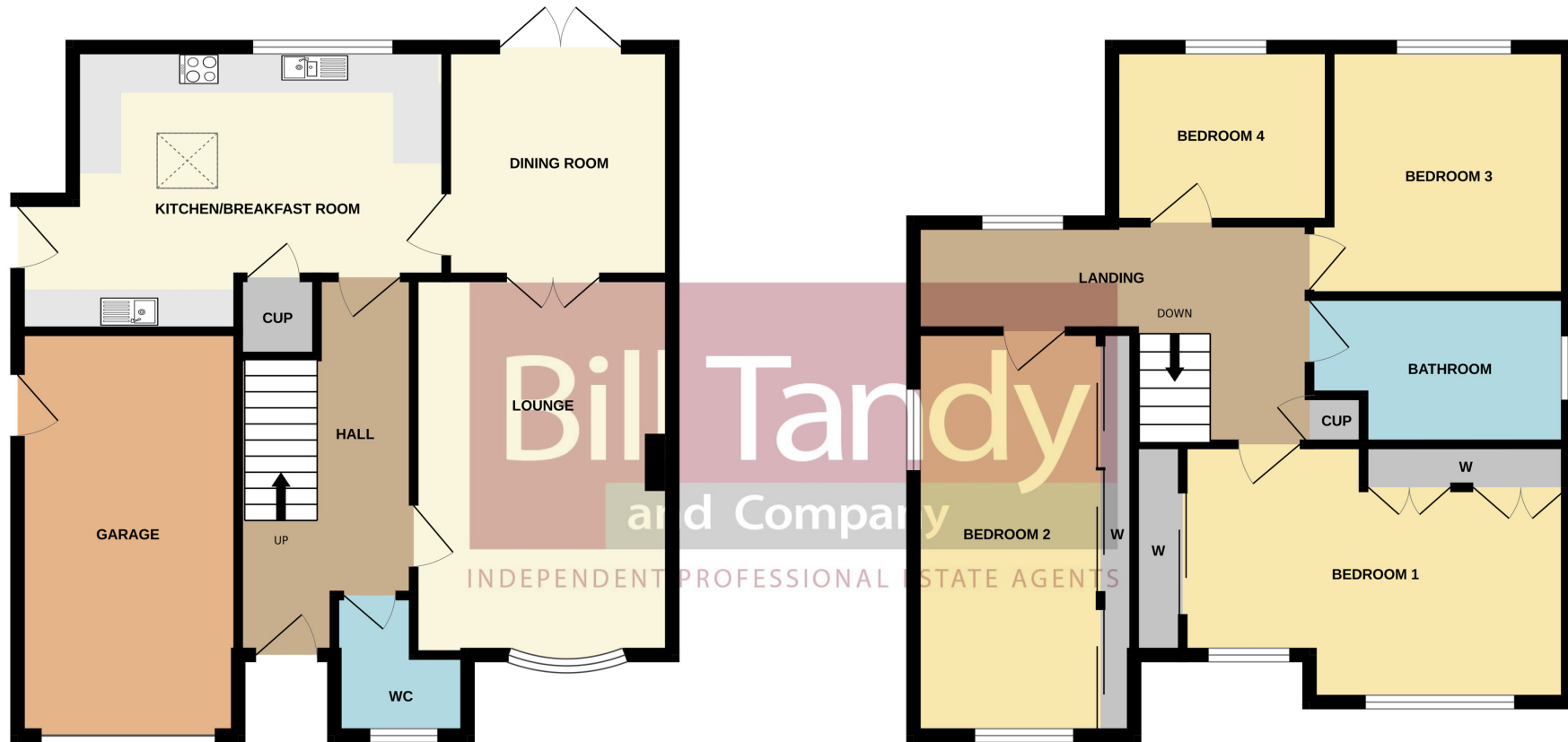
VIEWING

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

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



39 LANES CLOSE, KINGS BROMLEY, DE13 7JS

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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