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

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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

£375,000

Properties on Church Lane in Kings Bromley rarely come to the market and this link detached bungalow provides stunning views of the village church and is located on a small and select cul de sac position in the heart of the highly sought after village of Kings Bromley. The village is superbly located a short distance away from the cathedral city of Lichfield with useful village facilities including pub, Co-op convenience store and as previously mentioned the adjacent church. The bungalow itself which is offered with the benefit of no upward chain is superbly located, and would benefit from cosmetic modernisation. The accommodation comprises entrance porch, 'L' shaped reception hall, generously sized lounge/dining room to the rear, kitchen, shower room and two bedrooms. Outside there is parking for numerous vehicles, gravelled front garden, rear garden and a tandem garage. Internal viewings are strongly recommended to take full advantage of this rare opportunity.



PORCH

approached via double front entrance doors and having double glazed windows to front and side and internal door opens to:

'L' SHAPED RECEPTION HALL

having store cupboard, additional airing cupboard, loft access, radiator and doors open to:

LOUNGE/DINING ROOM

6.98m x 3.23m max (2.32m min) (22' 11" x 10' 7" max 7'7" min) this generously sized reception room has double glazed French doors to patio, double glazed windows to rear and two radiators.

KITCHEN

2.90m x 2.75m (9' 6" x 9' 0") having double glazed door and window to side, base cupboards and drawers surmounted by round edge work tops, wall mounted storage cupboards, inset stainless steel one and a half bowl sink, Stoves double oven and grill, five ring gas hob with extractor fan above, space for fridge/freezer and washing machine and concealed space housing the Baxi boiler.

BEDROOM ONE

4.28m x 2.96m (14' 1" x 9' 9") having two sets of wardrobes, double glazed bow window to front and radiator.

BEDROOM TWO

3.23m x 2.62m (10' 7" x 8' 7") having double glazed window to front, radiator and two sets of fitted double wardrobes.

SHOWER ROOM

1.86m x 1.55m (6' 1" x 5' 1") having an obscure double glazed window to side, radiator and suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower enclosure with tiled surround and shower appliance over.



OUTSIDE

The property is superbly located on Church Lane adjacent to the village church. To the front of the property is a low maintenance gravelled garden with flower bed rockeries and a sweeping block paved driveway provides parking for numerous vehicles which leads to the garage, and there is a side gate leading to the rear. To the rear of the property is a paved patio area with shaped lawn beyond, herbaceous borders with a range of low growing shrubs and conifers and space for small shed.

TANDEM GARAGE

8.21m x 2.38m (26' 11" x 7' 10") accessed via an electrically operated roller shutter door and having door to rear garden and window to same.

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.

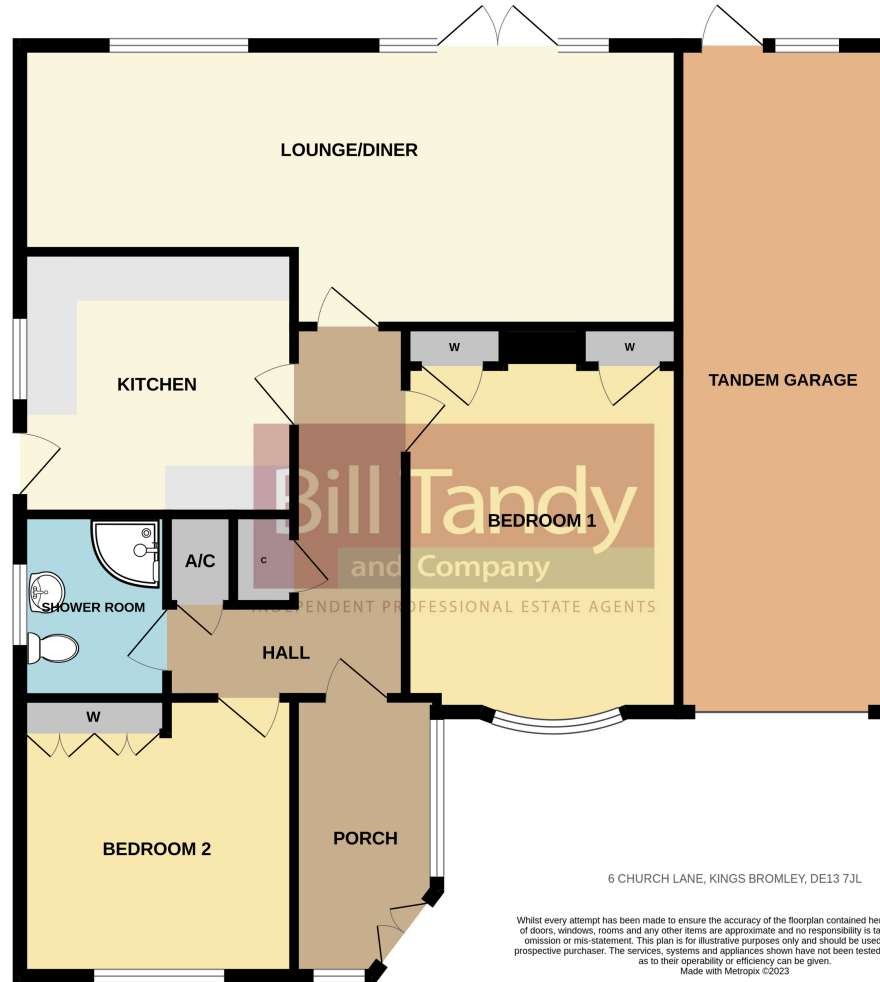


VIEWING

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



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