



2 Vicarage Croft, Kings Bromley, Burton on Trent,
Staffordshire, DE13 7HJ

and Company

Bill Tandy
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INDEPENDENT PROFESSIONAL ESTATE AGENTS

2 Vicarage Croft, Kings Bromley, Burton on Trent, Staffordshire, DE13 7HJ

£850,000 Offers in the region of

Bill Tandy and Company are delighted to present for sale this executive detached family home, recently renovated, extended, and modernised to an impressive contemporary standard. Set in a secluded position on a private road of just six detached residences, the property offers both privacy and prestige. Situated in the sought-after village of Kings Bromley, it enjoys easy access to the cathedral city of Lichfield, making it an ideal location for commuters while retaining the charm of village living. The home sits on a generous plot that has been beautifully landscaped to create superb outdoor entertaining areas with a porcelain patio, external kitchen area, and a stylish pergola, while the lawn and composite fencing complete the garden with elegance and practicality. There is generous parking for multiple vehicles and a detached double garage, ideal for car enthusiasts. Internally, the property is a true credit to its current owners, who have spared no expense in crafting a modern and welcoming living environment. The reception hall, has a striking oak staircase, and there is a guests cloakroom, a through sitting room, a centrally positioned family room, and a stunning open-plan dining kitchen complete with a pantry and laundry room. Upstairs, the first floor offers five generously sized bedrooms, two being en suite, and a well-appointed main bathroom. The thoughtful layout and high-quality finishes throughout ensure the home is perfectly suited to modern family living, combining comfort with sophistication. Early viewings are strongly recommended to fully appreciate the lifestyle it offers.



LOCATION

The village of Kings Bromley boasts the well regarded Richard Crosse primary school and is a short distance away from the John Taylor high school in Barton under Needwood. Further secondary schools can be found within the cathedral city of Lichfield. Kings Bromley's further facilities include a Co-op convenience store and a village pub, and the village is ideal for commuting with nearby access to A38, A50 and M6 toll road. These provide access to Lichfield, Burton upon Trent, Birmingham and beyond. Lichfield itself provides rail links to Birmingham, Manchester and London.

CANOPY

having downlighting and giving access to the contemporary composite front entrance door which opens to:

RECEPTION HALL

having Amtico LVT herringbone flooring with border, oak staircase with under stairs storage cupboard rising to the first floor, further cupboard with shelving, anthracite grey column radiator and doors open to:

GUESTS CLOAKROOM

having an obscure double glazed window to side, designer radiator and modern white suite comprising vanity unit with inset wash hand basin and low flush W.C.

THROUGH SITTING ROOM

7.26m x 3.94m (23' 10" x 12' 11") having UPVC double glazed bow window with deep sill to front, Amtico LVT herringbone flooring, double glazed windows and French doors to garden, upright designer radiators and tiled fireplace and inset with wooden beam above.

FAMILY ROOM

3.60m x 3.50m (11' 10" x 11' 6") having Amtico LVT herringbone flooring, designer radiator, double glazed French doors to rear garden and door to dining kitchen

OPEN PLAN FAMILY DINING KITCHEN

8.37m max x 7.65m min (27' 6" max x 25' 1" min) having UPVC double glazed window to front, upright designer radiator, LVT tile style flooring, ceiling spot lighting, island ceiling light feature, comprehensive range of base cupboards with marble style quartz work tops above and matching upstand splashbacks, inset stainless steel Franke double bowl sink with swan neck hot tap, centrally positioned island providing additional storage with power and quartz overhang work top above which can be used as a breakfast bar, two integrated dishwashers, fridge and freezer, American style fridge/freezer, Rangemaster Nexus range style oven with extractor fan above and door to pantry with sensor spot lighting. The Dining/Sitting has aluminium framed bi-fold doors opening to the rear with solar electrically operated inset blinds, upright designer radiator, LVT tile style flooring and additional spot lighting.

LAUNDRY ROOM



FIRST FLOOR LANDING

having loft access with pulldown ladder, radiator and doors lead off to:

BEDROOM ONE

4.78m x 3.52m (15' 8" x 11' 7") this generously sized bedroom has Amtico LVT herringbone flooring, two double glazed windows to front, radiator, space and provision for a wall mounted T.V. and door opens to:

DRESSING ROOM

4.00m x 3.25m (13' 1" x 10' 8") having a range of free-standing wardrobes, additional loft access, spot lighting and access to:

EN SUITE SHOWER ROOM

3.42m x 1.36m (11' 3" x 4' 6") having an obscure double glazed window to rear, heated towel rail, contemporary suite comprising vanity unit with circular shaped wash hand basin with mixer tap, illuminated mirror, low flush W.C. and shower cubicle with aqua-boarding surround and twin-headed shower appliance.

BEDROOM TWO

3.97m x 3.94m (13' 0" x 12' 11") having double glazed window to front, radiator, archway leads to a fitted wardrobe and door opens to:

SECOND EN SUITE SHOWER ROOM

2.09m x 1.83m (6' 10" x 6' 0") having an obscure double glazed window to front, chrome heated towel rail, suite comprising vanity unit with inset wash hand basin, low flush W.C. and shower cubicle with twin-headed shower appliance and tiled splashback surround.

BEDROOM THREE

3.95m max (3.42m min) x 3.20m (13' 0" max 11'3" min x 10' 6") having double glazed window to rear, radiator and built-in double wardrobe.



BEDROOM FOUR

3.42m max x 2.64m (11' 3" max x 8' 8") having double glazed window to rear, radiator and double doored built-in wardrobe.

BEDROOM FIVE/OFFICE

2.88m x 2.72m (9' 5" x 8' 11") having double glazed window to rear.

FAMILY BATHROOM

2.65m x 2.40m (8' 8" x 7' 10") having an obscure double glazed window to front, heated towel rail, contemporary suite comprising vanity unit with wash hand basin with mixer tap, low flush W.C., twin-ended bath and shower enclosure with twin-headed shower appliance, aqua-boarding surround and spotlighting.

DETACHED DOUBLE GARAGE

5.68m x 5.67m (18' 8" x 18' 7") approached via an electrically operated roller shutter and having spotighting, power supply, personal door and window to side and puzzle joint floor.

OUTSIDE

The property is nestled away in a secluded position on a road of only six executive detached family homes accessed from Victoria Meadows; maintained by the owners. To the front of the property is a gravelled driveway providing parking for numerous vehicles with security bollards and leads to the front entrance door and garage, and there is gated access to the side. One of the distinct features of the property is the superbly improved and recently landscaped rear garden having a generous porcelain tiled patio, external kitchen area, aluminium pergola with hot tub, generous shaped lawn with raised flower bed borders and composite fenced boundaries.

COUNCIL TAX

Band G.



FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk>

ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



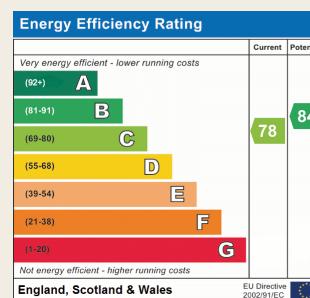
TENURE

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.

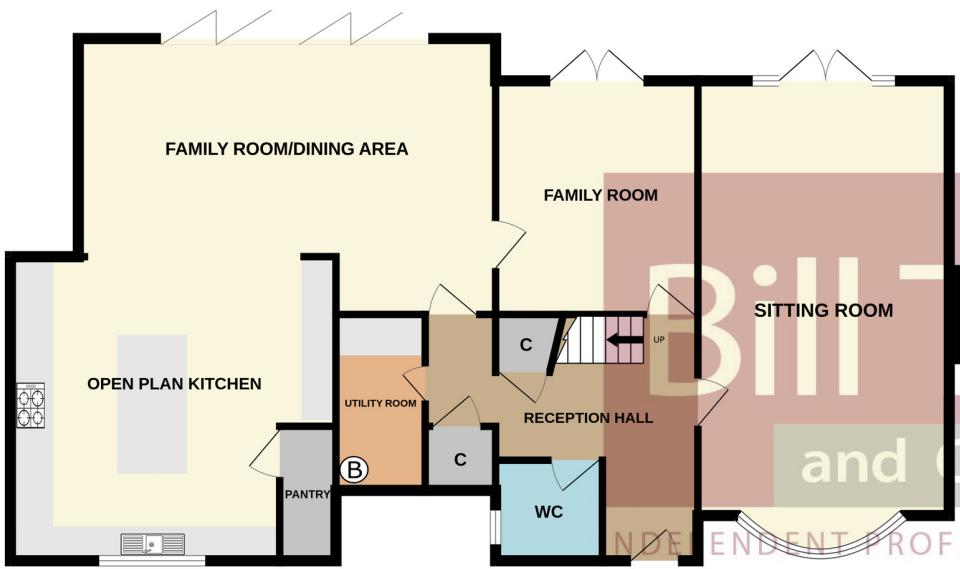
VIEWING

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

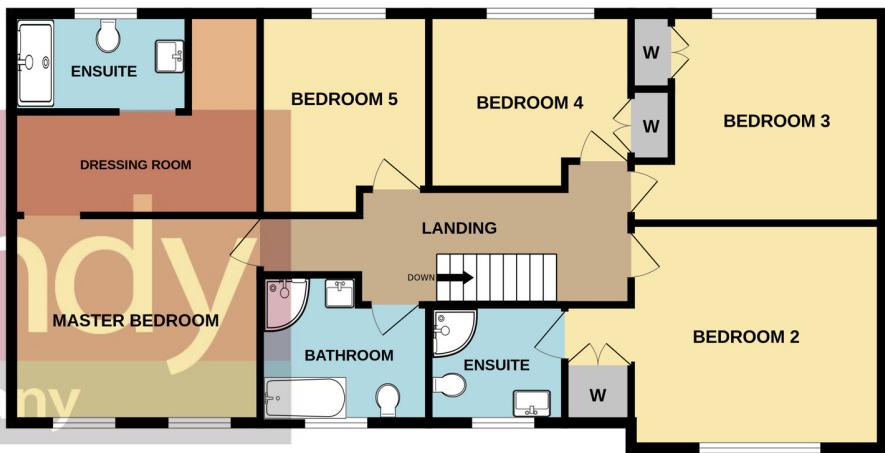
Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient 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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