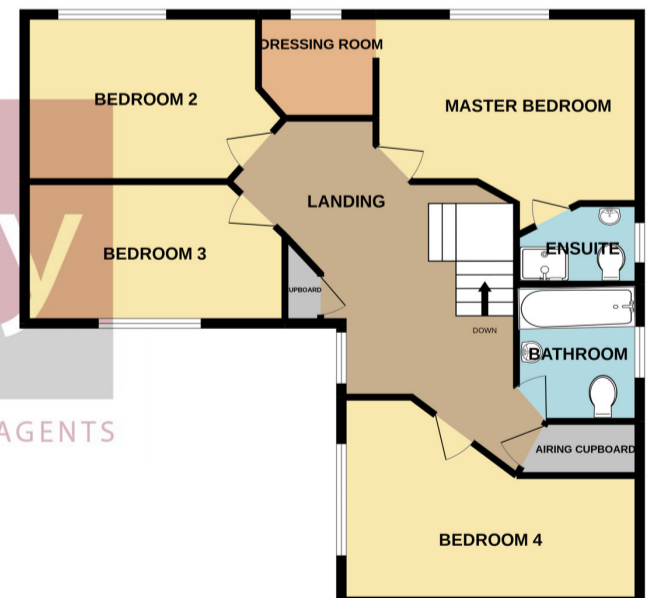
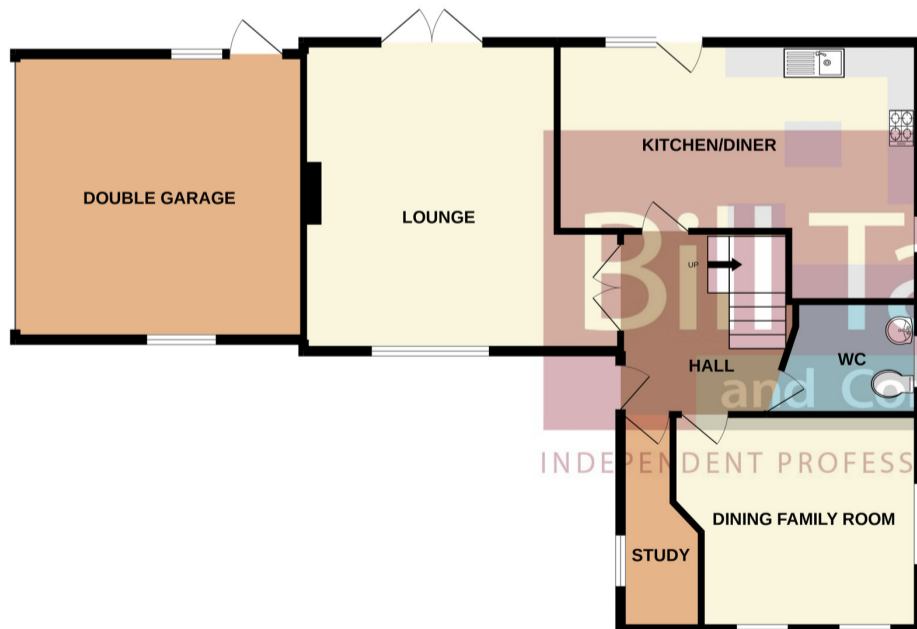
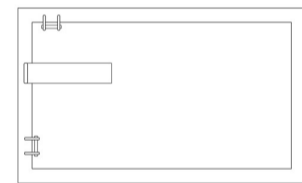




GROUND FLOOR

1ST FLOOR



62 ALREWAS ROAD, KINGS BROMLEY, DE13 7HW

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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**62 Alrewas Road, Kings Bromley,
Burton-on-Trent, Staffordshire,
DE13 7HW**

£625,000 Freehold

Bill Tandy and Company, Lichfield, are delighted to offer for sale this superbly presented and generously sized detached family home, enjoying a superb corner position located on the corner of Alrewas Road and Vicarage Lane. The village of Kings Bromley enjoys the benefit of 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 further secondary schools in the cathedral city of Lichfield. The village has a good range of facilities including the recently built Co-op, local pub and is well positioned ideal for commuting with excellent transport links including the A38, A50 and M6 toll road providing access to Lichfield, Birmingham, Burton upon Trent and beyond. Rail stations in Lichfield, at Lichfield City and Lichfield Trent Valley, provide access to Birmingham and London. The property itself, which we strongly recommend is viewed internally, offers deceptively spacious accommodation comprising hall, guests cloakroom, sitting room, dining room, study/office, superbly updated dining kitchen, four first floor double bedrooms, modern en suite and bathroom. One of the distinct features of the property is its outside space enjoying good sized front garden, rear garden with outdoor heated swimming pool, driveway to side providing ample parking and double garage.



CANOPY PORCH

having double glazed entrance door opening to:

IMPRESSIVE RECEPTION HALL

having oak floor, staircase to first floor, radiator and doors leading off to:

RE-FITTED GROUND FLOOR W.C.

having an obscure double glazed window to side, chrome heated towel rail, metro style floor tiles and a modern contemporary suite comprising vanity unit with storage and wash hand basin above, low flush W.C. and tiled splashback surround.

SITTING ROOM

5.26m x 4.30m max (17' 3" x 14' 1" max) approached via double glazed doors from the hall and having double glazed window to front, double glazed doors opening to the rear garden, two radiators and a feature focal point fireplace having a marble style hearth with matching inset, wooden surround and mantel above and an inset gas fire.

DINING ROOM

4.19m x 3.63m (13' 9" x 11' 11") having double glazed windows to front and side and radiator.

STUDY

3.59m x 1.30m (11' 9" x 4' 3") having double glazed window to front, radiator and wooden flooring.

SUPERB 'L' SHAPED RE-FITTED DINING KITCHEN

6.49m max x 4.56m max (21' 4" max x 15' 0" max) having double glazed windows and door to rear, double glazed window to side, polished porcelain tiled floor, designer radiator, a range of modern contemporary units comprising metallic high gloss base cupboards and drawers surmounted by square edged work surfaces, mosaic tiled splashback surround, inset one and a half bowl sink unit with mixer tap, matching wall mounted storage cupboards with under-unit lighting, island unit with pull-out electric attachment with base cupboards and drawers, integrated wine cooler and speaker, breakfast bar area, two AEG ovens, AEG microwave and AEG coffee machine, AEG induction hob with contemporary extractor fan above, integrated fridge, freezer and dishwasher, space for washing machine and tumble dryer, plinth heater and plinth lights.



FIRST FLOOR LANDING

having loft access, double glazed window to side, radiator, superb store cupboard with shelving, boiler cupboard housing with light and Worcester boiler and wooden doors open to:

MASTER BEDROOM

4.36m max x 3.87m max (14' 4" max x 12' 8" max) having double glazed window to rear, radiator and access to DRESSING AREA 2.42m x 1.73m (7' 11" x 5' 8") having a superb range of hanging and shelving space, double glazed window to rear and radiator. Door to:

UPDATED EN SUITE SHOWER ROOM

having an obscure double glazed window to side, grey anthracite radiator, modern suite comprising vanity unit with storage and circular wash hand basin above with mixer tap, low flush W.C. and corner shower cubicle with shower appliance, tiled surround and ceiling spot lighting.

BEDROOM TWO

having double glazed window to rear and radiator.

BEDROOM THREE

4.41m x 2.31m (14' 6" x 7' 7") having double glazed window to front and radiator.

BEDROOM FOUR

5.24m x 3.47m max (17' 2" x 11' 5" max) this generously sized fourth bedroom has a double glazed window to side and radiator.



MAIN BATHROOM

having an obscure double glazed window to side, radiator, tiled flooring, suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower head attachment.

OUTSIDE

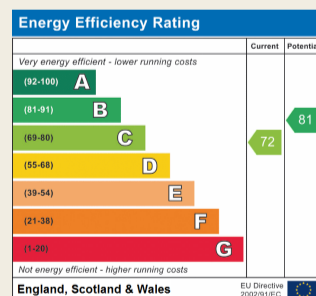
The property is superbly positioned on the corner of Alrewas Road and Vicarage Lane on a generous sized corner plot. To the front of the property is a mainly lawned shaped garden with Crete print front pathway with gate and access to front entrance door all within a hedged surround. There is a side gate and Crete print parking area to the side for numerous vehicles. To the rear, the garden has an Indian sandstone generously sized paved entertaining space with decked patio area, lawn and raised flowerbed border. There is access to the outdoor SWIMMING POOL (9 metres x 4 metres approximately - 29'6" x 13'1" approximately) which is heated via an air source heat pump and has a cover to retain the heat.

DOUBLE GARAGE

5.43m x 4.86m (17' 10" x 15' 11") having an electronically operated up and over entrance door, two windows, useful loft storage space and courtesy door to the rear garden.

COUNCIL TAX

Band F.



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.

