



4 Fox Court, Kings Bromley, Burton-on-Trent,  
Staffordshire, DE13 7JH

Bill Tandy  
and Company

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

# 4 Fox Court, Kings Bromley, Burton-on-Trent, Staffordshire, DE13 7JH

## £850,000

Discreetly located off a little-known private cul-de-sac, this impressive luxury family home extends to nearly 3,000 square feet of accommodation. The generous proportions are spread across the four reception rooms, including a most impressive through family living room, together with dining room, study and sitting room. The quality breakfast kitchen is fully equipped with integrated appliances and a useful utility. The first floor is equally impressive, with five double bedrooms, two of which have luxury en suite shower rooms, and there is a large family bathroom. The setting in the cul-de-sac is delightful and further enhanced by the beautiful landscaped garden, immaculately maintained with some charming sitting areas. Kings Bromley boasts an enviable reputation within the area as a highly desirable residential village with a good local Primary school, shop and pub. It also lies within easy reach of Lichfield Cathedral city centre amenities, and is perfect for commuting with the superb road network which serves the area. To fully appreciate this very impressive family home, an early viewing is strongly recommended.



### UPVC DOUBLE GLAZED ENTRANCE PORCH

having leaded double glazed side screen and inner UPVC obscure double glazed entrance door opening to:

### STUNNING RECEPTION HALL

4.26m x 3.21m (14' 0" x 10' 6") having feature laminate flooring, radiator with ornamental screen, galleried staircase leading off with spindle balustrade, useful built-in coats store cupboard and door to:

### FITTED GUESTS CLOAKROOM

having close coupled W.C., pedestal wash hand basin, radiator and co-ordinated ceramic tiling to dado height.

### IMPRESSIVE THROUGH FAMILY LIVING ROOM

9.70m max x 3.92m (31' 10" max x 12' 10") a superb sized room having a wide UPVC leaded double glazed walk-in bay window to front, double glazed double French doors opening out to the rear garden, central fireplace with natural wood surround and marble hearth and backing, decorative coved cornice to ceiling with ceiling roses and dado rail and double and single radiators.

### ELEGANT DINING ROOM

4.10m x 3.50m (13' 5" x 11' 6") having UPVC leaded double glazed window to front, radiator, decorative coved cornice, ceiling rose and beading.

### DELIGHTFUL SITTING ROOM

3.80m x 3.54m (12' 6" x 11' 7") having fitted bookcases with useful storage cupboards, radiator, UPVC double glazed window to rear, coved cornice and decorative beading.

### STUDY

2.92m x 2.41m (9' 7" x 7' 11") well equipped with fitted work station and shelving, computer table, UPVC leaded double glazed window to front, radiator and a continuation of the laminate flooring.

### FAMILY BREAKFAST KITCHEN

6.10m x 3.54m (20' 0" x 11' 7") a superb sized fitted kitchen having extensive granite work tops with base Shaker style storage cupboards and drawers, matching wall mounted storage cupboards, free-standing seven burner Rangemaster with double ovens, grill and warming drawer with extractor canopy, one and a half bowl sink unit with swan neck mixer tap, integrated dishwasher, twin integrated fridges and freezers each with matching fascia flanked by pull-out larder cupboards, tiled flooring, breakfast bar, pelmet and under-cupboard lighting and corner cupboard with pull-out shelving. The breakfast area has a continuation of the tiled flooring, radiator with ornamental screen and UPVC double glazed double French doors out to the rear garden.

### UTILITY ROOM

having further work surface space with base storage cupboards, space and plumbing for washing machine and tumble dryer, single drainer sink with swan neck mixer tap, wall mounted storage cupboards, UPVC obscure double glazed window and door to garden, radiator, tiled flooring and extractor fan.



### SUPERB FIRST FLOOR GALLERIED LANDING

approached via a galleried staircase with spindle balustrade and having decorative cornice, radiator, UPVC leaded double glazed window to front, double doored cupboard housing the Baxi central heating boiler and hot water system, loft access and doors leading off to:

### MASTER BEDROOM

5.50m x 3.90m (18' 1" x 12' 10") superbly fitted with a range of built-in wardrobes with over storage cupboards, bedside cabinets and display shelving, matching dressing table, radiator UPVC leaded double glazed window to front, coving and door to:

### LUXURY EN SUITE SHOWER ROOM

having large corner shower cubicle with thermostatic shower fitment, vanity unit housing the wash hand basin and W.C. with concealed cistern and useful cupboards and shelving, dressing table area with drawers and vanity light, chrome contemporary radiator, low energy downlighters, extractor fan and UPVC obscure double glazed window, under floor heating.

### GUESTS BEDROOM TWO

4.10m x 3.60m (13' 5" x 11' 10") again with a range of fitted wardrobes, chests of drawers and matching bedside cabinets with display shelving, UPVC leaded double glazed window to front, radiator, coving and door to:

### EN SUITE SHOWER ROOM

having tiled shower cubicle with thermostatic shower fitment, vanity unit housing the wash hand basin with cupboard space beneath, close coupled W.C., radiator, partial ceramic co-ordinated wall tiling, UPVC obscure leaded double glazed window to side, coving and extractor fan.

### BEDROOM THREE

3.82m x 3.45m (12' 6" x 11' 4") having UPVC double glazed window to rear, radiator, coving and built-in wardrobe.



**BEDROOM FOUR**  
3.90m x 3.28m (12' 10" x 10' 9") having UPVC double glazed window to rear and radiator.

**BEDROOM FIVE**  
3.28m x 3.30m (10' 9" x 10' 10") a fifth double bedroom having UPVC double glazed window to rear, radiator and built-in wardrobe.

**FAMILY BATHROOM**  
stylishly fitted with a large panelled bath with mixer tap and shower fitment, corner shower cubicle with multi-point shower fitment, vanity unit housing the wash hand basin and W.C. with concealed cistern and useful cupboards, further matching wall mounted vanity storage cupboards with integral mirror and lighting, electric shaver point, co-ordinated ceramic wall tiling, vinyl flooring, heated towel rail/radiator, low energy downlighters, extractor fan, coving and UPVC obscure double glazed window to rear.

**OUTSIDE**  
The property sits at the head of the cul de sac with an extensive block paved driveway providing generous parking and flanked by a gravelled side garden with gated entrance leading to the rear garden. To the rear of the property is an established professionally landscaped garden having a generous slabbed patio seating area with neatly shaped and tended lawn, well stocked flower and herbaceous borders, established trees and shrubs, fenced perimeters, raised decked seating area and further circular patio. There is external security lighting, power points, cold water tap and a bin store area.

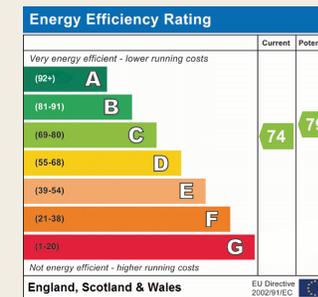
**DETACHED DOUBLE GARAGE**  
5.14m x 5.13m (16' 10" x 16' 10") approached via twin electric roller shutter doors and having light and power and UPVC double glazed window and door to side.



**COUNCIL TAX**  
Band G.

**FURTHER INFORMATION/SUPPLIES**  
Mains drainage, water, electricity and gas connected. Telephone and Broadband connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. Please refer to Key Facts for Buyers.

**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.



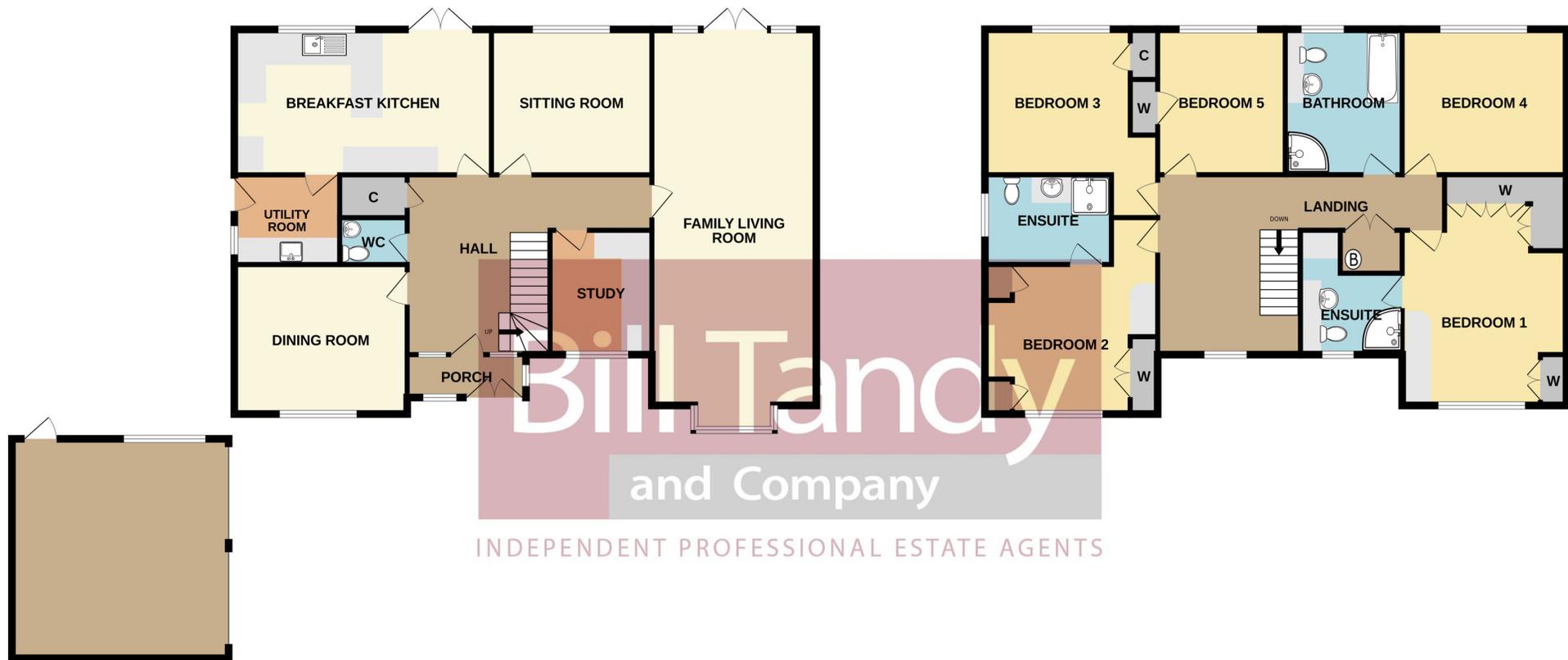
**TENURE**  
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

**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



4 FOX COURT, KINGS BROMLEY DE13 7JH

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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