



29 Manor Road,
Kings Bromley DE13 7HZ

Downes & Daughters
ESTATE AGENCY

29 Manor Road, Kings Bromley DE13 7HZ £650,000

A most charming character cottage home in a central village setting on one of Kings Bromley's finest addresses, falling within the John Taylor catchment area, with the most flawlessly presented accommodation arranged over three floors. With the rare benefit of off street parking with EV charger, a garage and one of the most beautifully presented south facing gardens we have seen in recent years. The interior design is something to behold with a clever balance of modern design and historic charm, with the wonderfully flexible accommodation comprising: Vestibule entrance porch, living room with log burner, formal dining room, spacious kitchen diner with a quarry tiled floor and a rear hallway with pantry leading to a separate utility and guest cloakroom. Not forgetting the charming garden room accessed from the rear patio. The first floor boasts three double bedrooms and a striking period style bathroom with roll top bath and separate shower. Stairs then rise directly in to the converted loft space which is used as a study area and sitting room. Externally there is an impossibly beautiful, south facing, landscaped rear garden with patio seating areas, garden cabin, pergola and ornamental arched walkways all interspersed with the most lavishly stocked and carefully manicured beds and borders. A truly intoxicating space. Further benefits include parking to the rear, an attractive timber garage with loft storage space and a log store.

"Viewing is strongly advised to fully appreciate the inherent charm of this property and its faultless presentation".

GROUND FLOOR

Vestibule Entrance Hallway With Covered Oak Approach • Kitchen Diner • Living Room With Inglenook Fireplace & Log Burner • Dining Room • Rear Hallway With Pantry & Stairs Rising To First Floor • Utility Room With Access To Rear Garden • Guest Cloakroom • Charming Garden Room

FIRST FLOOR

Landing • Principal Bedroom • Bedroom Two • Bedroom Three • Elegant Period Style Family Bathroom • Stairs Rise In To Study & Sitting Room Loft Conversion (occasional fourth bedroom)

OUTSIDE

The gardens surrounding the property could not be more impressive having benefited from years of attention being lavished upon them. The perfect mix of patio seating areas, formal landscaped flower beds, pergola and ornamental arched walkways, attractive garden cabin and gated access to the rear parking (the 'non-blurred' area on the photograph) with EV charger and garage. The fore garden is equally attractive with climbing roses leading to the elegant oak porch approach. Viewing really is essential to appreciate just how beautiful this garden is.

VILLAGE INFORMATION

Manor Road is situated at the heart of Kings Bromley, close to the Cathedral City of Lichfield. A sought after village with good everyday facilities including a Coop supermarket and the popular Royal Oak pub. It is blessed with superb school catchment areas including the village primary and preschool and John Taylor High School - regarded as one of the best state secondary schools in the area. Other schools in the area include the Lichfield Cathedral School, Foremarke Hall, Repton School, Smallwood Manor and Denstone College. Kings Bromley is well located with central Birmingham and Birmingham International Airport both only 25 miles distance. The A38, A5, M6 Toll, M6 and M42 are all within easy reach. Regular trains run from Lichfield and Tamworth to London Euston with a journey time of under 1 hour 30 minutes. Sports fans will be interested in the many teams and clubs within the village including football, cricket, bowling and karate and the Manor Sailing Club and Lichfield Gold & Country Club are also just outside the village. Other groups include the village hall, scouts, youth and theatre groups, a horticultural society and the Royal British Legion. Bromley Hayes Marina is also within easy reach.



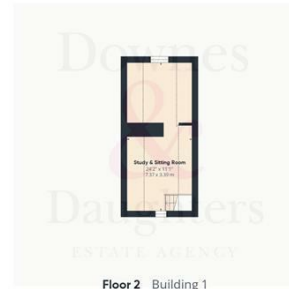




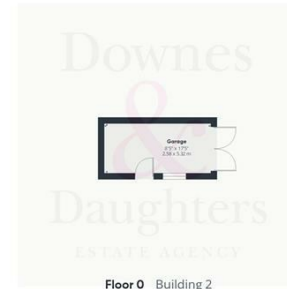
Floor 0 Building 1



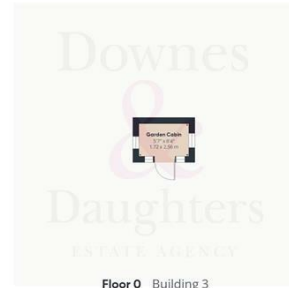
Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 0 Building 3



Approximate total area⁽¹⁾
1799 ft²
167.1 m²

Reduced headroom
173 ft²
16 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	61	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099
www.downesanddaughters.co.uk



Not All Agents Are Equal...