



Chapel Cottage, 9 Manor Road, Kings Bromley, DE13 7HZ

Offered with the benefit of no upward chain, Chapel Cottage is a delightful 1800s detached cottage, benefitting from extended and refurbished interiors, three excellent double bedrooms and a charming south facing garden. Showcasing an exceptional standard of finish throughout, attention to details has been paid to each and every fitting with a bespoke handmade kitchen with Devol hardware, Jim Lawrence sockets and switches, quality engineered oak and limestone flooring and Neptune and Heritage bathroom suites. As well as having been extended and remodelled in 2020, the cottage received new

wooden framed double glazed windows and an upgraded heating system with under floor heating to the ground floor and cast iron radiators to the first.

An oak framed porch leads to the entrance door, where the reception hall leads into the first of two reception rooms, a versatile family room, home office or playroom. The spacious sitting room features a characterful inglenook with multifuel stove set to limestone hearth, with an opening leading through to the beautifully appointed open plan dining kitchen where oak bifold doors open out to the rear

gardens. There is also a refitted cloakroom to the ground floor. The first floor part galleried landing leads into three well proportioned double bedrooms and a luxurious four piece family bathroom, with the principal suite also benefitting from a dressing room and en suite. Outside, a charmingly landscaped courtyard garden enjoys a sunny south facing aspect and plenty of privacy, and there is ample on street parking available directly outside the property.

Chapel Cottage is set in the heart of Kings Bromley, a popular rural village home to amenities including a country pub (new management imminent, All Saints Church, a village hall and the show field and cricket ground all within walking distance.

The Richard Crosse Primary School in the village feeds into the John Taylor High School in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating, and there are a superb range of private schools within close reach including Lichfield Cathedral, and Repton.

Further amenities can be found just five miles away in the Cathedral City of Lichfield where the historic centre is home to an array of shops, pubs and restaurants, the historic medieval Cathedral and the renowned Beacon Park.

For local leisure pursuits, Hoar Cross Hall and the FAs St George's Park both offer spas and members only gyms, and both the Peak District National Park and Cannock Chase can both be reached in a short drive.

Two rail stations in Lichfield provide direct links to Birmingham and London (in 80 minutes) and the village is well placed for commuters, with the A38, A515 and M6 Toll all within easy reach and Birmingham International and East Midlands Airport both being within a 40 minute drive.

- **Exceptionally Well Finished Detached Cottage**
- **Offered with No Upward Chain**
- **Extended & Refurbished Superb Standard**
- **South Facing Landscaped Garden**
- **Two Reception Rooms**
- **Open Plan Living & Dining Kitchen**
- **Handmade Kitchen with Electric Aga**
- **Reception Hall & Cloakroom**
- **Three Excellent Double Bedrooms**
- **Master En Suite, Dressing Room & Family Bathroom**
- **Under Floor Heating to Ground Floor**
- **Cast Iron Radiators to First Floor**
- **Mains Services & 2020 Double Glazed Windows**
- **'Outstanding School Catchment**
- **Walking Distance to Amenities & Well Placed for Commuter Routes**



Reception Hall 3.82 x 2.3m (approx. 12'6 x 7'6) – max

A pathway to the side of the cottage leads to an oak framed porch, opening in turn to the **Reception Hall**. Stairs with storage beneath rise to the first floor accommodation, the hall has limestone flooring and an archway leads through to the kitchen. Further doors open into the **Cloakroom** and:

Family Room/Playroom 4.0 x 3.05m (approx. 13'1 x 10'0)

A versatile reception room ideal as a home office, snug or playroom, having twin windows to the front aspect, Neptune engineered oak flooring and feature exposed brickwork

Sitting Room 7.11 x 4.04m (approx. 23'4 x 13'3)

A stunning open plan lounge showcasing a wealth of character and space, centered around the inglenook fireplace which houses a multifuel burning stove set to limestone hearth. A window faces the front aspect, there exposed ceiling and wall beams and the sitting room has Neptune engineered oak flooring. Leading open plan style into:

Bespoke Dining Kitchen 7.32 x 3.44m (approx. 24'0 x 11'3)

Finished to an exceptional standard, the kitchen has been extended and remodelled to create practical and enviable living space, with oak bifold doors opening out to the south facing rear gardens. The bespoke designed **Kitchen** is fitted with a range of handmade units with Devol solid brass hardware, marble finish quartz work surfaces over and a Shaws Belfast sink and Perrin & Rowe mixer tap. Integrated appliances including dishwasher, Fisher & Paykel American fridge freezer, a washing machine and tumble dryer, with the electric TotalControl Aga with recessed mantle storage included in the sale. The worktops extend to one side to create a breakfast bar, and a window to the rear overlooks the south facing garden. Limestone flooring extends into the **Dining Area** where there is a continuation of the bespoke units, housing a useful laundry storage cupboard, a pantry with internal door inserts and a central bar area with spaces for appliances

Cloakroom

Accessed from the **Reception Hall**, having a Neptune vanity wash basin, Heritage WC, limestone flooring and a window to the side





Stairs rise to the part galleried **Landing**, where a window at the half landing and a further skylight provide plenty of natural light. There is useful eaves storage, and doors open into:

Master Suite 3.53 x 3.16m (approx. 11'6 x 10'4)
A thoughtfully designed principal bedroom suite, having a spacious double bedroom with characterful exposed beams and a window enjoying pleasant garden views to the rear

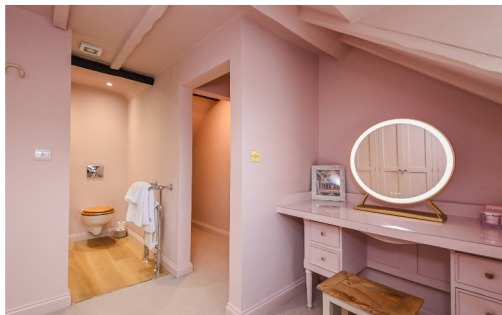
The private **Dressing Room** 2.56 x 2.46m (approx. 8'4 x 8'0) is fitted with a range of bespoke wardrobes and a dressing table, a window faces the front and an opening leads into the **En Suite** 1.84 x 1.75m (approx. 6'0 x 5'8) having a Neptune marble topped wash basin, wall hung WC and a large shower tiled with scalloped Mandarin Stone marble tiles. There is a traditional heated towel rail and the **En Suite** has Karndean flooring

Bedroom Two 4.45 x 3.9m (approx. 14'7 x 12'9)
Another generous double room having a window to the rear and a range of bespoke fitted wardrobes

Bedroom Three 4.0 x 3.07m (approx. 13'1 x 10'0)
A third double room having twin windows to the front aspect and bespoke fitted wardrobes

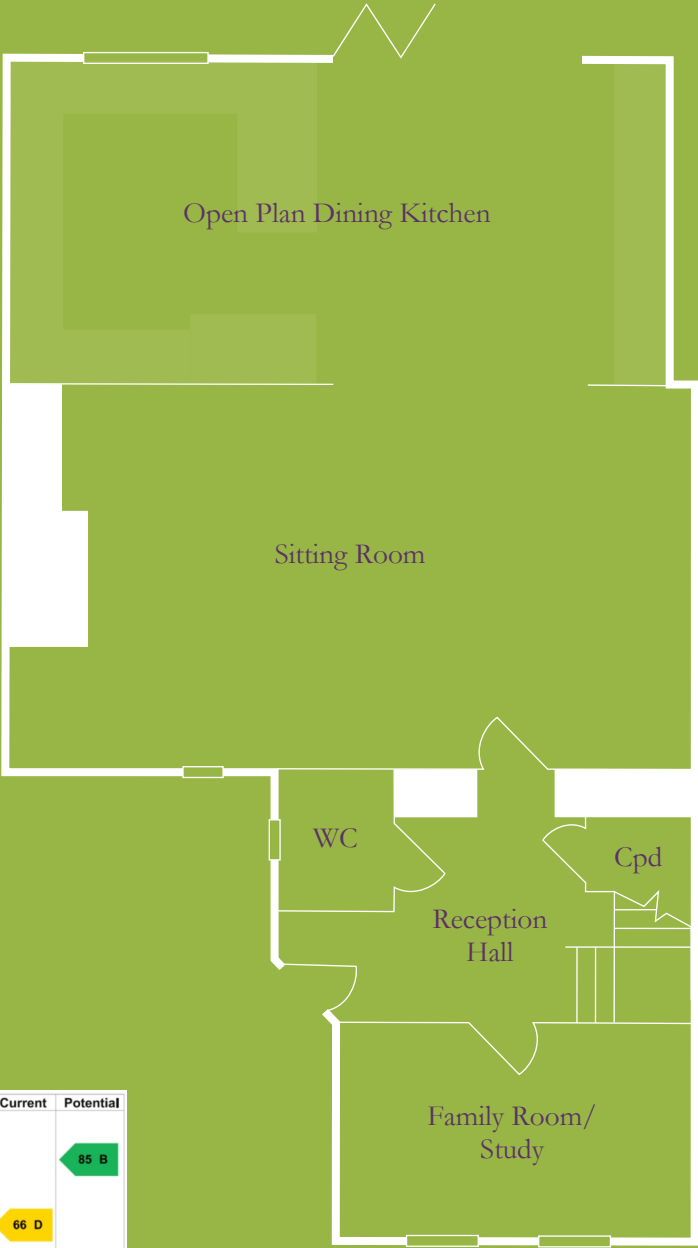
Family Bathroom 3.35 x 3.66, 2.05m (approx. 10'11 x 12'0, 6'8)

Again being finished to an exceptional standard, this luxurious bathroom comprises a traditional Heritage suite with cast iron slipper bathtub and WC, complemented by a marble Neptune wash basin and an oversized walk in shower with rainfall and handheld attachments and scalloped Mandarin Stone marble tiles. two arched windows face the side aspect, and the bathroom has a traditional heated towel rail, Karndean flooring and original exposed beams





Floor Area: 1,496 ft² 139 m²



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Outside

Chapel Cottage is set on the desirable Manor Road, a prestigious address being just a few steps from local amenities whilst also enjoying a peaceful setting. There is ample of road parking to the fore of the property, and a walkway leads to the side of this detached cottage where there is gated access into the rear garden

South Facing Gardens

Having been landscaped to a superb degree, this delightful courtyard garden enjoys a pleasant open outlook to the rear and is laid to Staffordshire brick paving, gravelled terraces and raised flowerbeds. A garden shed is included in the sale, the garden is enclosed with walled boundaries and there is exterior lighting and a water point



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