

Main Street

Alrewas, Burton-on-Trent, DE13 7ED

John 
German






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£675,000

A bright, empty room with light wood flooring and white walls. A large window and a glass door lead to a garden. The garden has a paved area, a lawn, and some bushes. In the background, there are brick houses and trees.

A beautifully refurbished four bedroom family home situated in this highly desirable village, finished to an excellent specification throughout. Offering tasteful modern upgrades whilst still retaining original character features.

Offered with no upward chain and within John Taylor High School catchment area.

The village of Alrewas is a popular location for all age groups with a superb range of local amenities including a popular local Butchers', traditional pubs, a Co-op supermarket, a doctor's surgery, pharmacy and dentist. Alrewas is also well positioned for access to the commuter routes A38, A50 and M6, along with railway stations at Burton on Trent, Lichfield City & Lichfield Trent Valley providing regular rail links to Birmingham, London and much more.

Accommodation

Front door entrance opens into a light and inviting living room with laminate wooden floor and feature log burning stove, LED spotlights and beams to the ceiling.

Leading off the living room there is a fantastic dining room perfect for summer entertaining with LED spotlights to the ceiling, laminate wooden flooring and bi-fold doors opening out to the rear two-tier family patio area.

The high specification kitchen is equipped with a range of two tone wall and base units with granite work surfaces, a Belfast sink with chrome style mixer tap over, integrated appliances comprise dishwasher, wine cooler, fridge freezer, a Leisure range style cooker with five ring gas hob and extractor hood above. A set of French doors open to the rear garden.

A separate utility room has two base units with wooden work surface over, space and plumbing for an under counter washing machine and dryer. Access off leads to the downstairs WC.

On the first floor are four good sized bedrooms all of which are fitted with high-quality carpets, two with en-suite shower rooms to a high quality contemporary finish, with tiled floors. The master bedroom also has feature French doors opening onto a bespoke glazed balcony enjoying views over the rear garden.

The family bathroom has a luxury suite comprising WC, wash hand basin with vanity above, bath and heated towel rail.

Outside

The high level of finish inside is also replicated outside with beautifully laid patio and paved areas, raised railway sleepers, a large lawn, various trees, plants and shrubs.

A block paved driveway provides parking for two vehicles. There is also an additional garden area to the side of the access drive.

Agents Note: The property is situated in a conservation area.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk www.lichfielddc.gov.uk

Our Ref: JGA/04062020

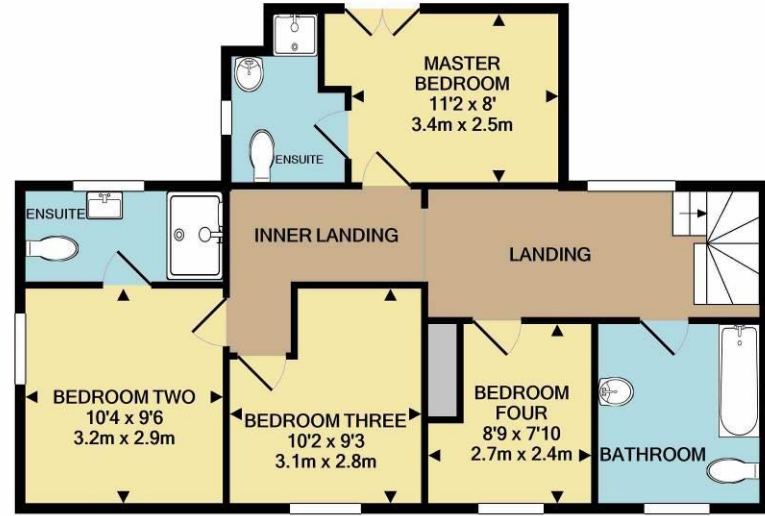
Local Authority/Tax Band: Lichfield District Council / Tax Band D







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Agents' Notes

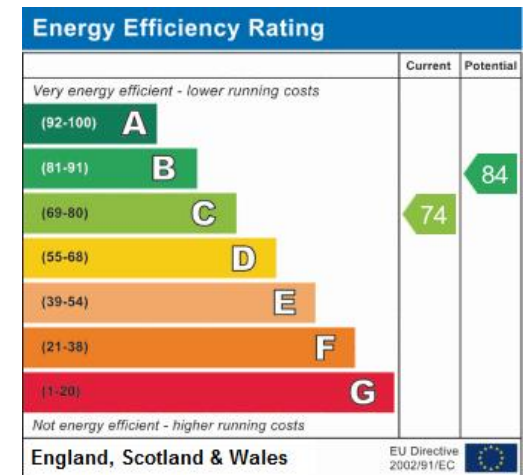
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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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