



67 Micklehome Drive, Alrewas, Burton-on-Trent,
Staffordshire, DE13 7AU

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**67 Micklehome Drive, Alrewas,
Burton-on-Trent, Staffordshire, DE13
7AU**

£290,000

Bill Tandy and Company are delighted to offer for sale this recently updated and improved semi detached house located in the small and quiet cul de sac position of Micklehome Drive. The property is superbly located in the highly sought after village of Alrewas providing great commuting links with nearby A38 and A50 trunk roads providing access to Midland motorway networks and business centres. One of the distinct features of the property is its substantially improved and contemporary interior, and the property has been comprehensively restored including a full rewire and roof refurbishment. The accommodation briefly comprises entrance hall area leading to the lounge, bi-fold doors open to the dining room with underfloor heating and contemporary two-tone re-fitted kitchen. There are three first floor bedrooms and an updated shower room. Outside there is ample parking provided by the gravelled front driveway and there is a superb rear garden with space to the left hand side ideal for a shed. The property is located in the popular village of Alrewas which has a host of amenities, and more comprehensive facilities are available in the cathedral city of Lichfield, Burton upon Trent of Derby. There are rail links in Lichfield to Birmingham and London, and access to airports at Nottingham East Midlands and Birmingham International. Internal viewings are strongly recommended.



CANOPY PORCH

with pillars and a black composite front entrance door which opens to:

LOUNGE

5.15m x 3.29m (16' 11" x 10' 10") this main reception located to the front has an abundance of light from its very generous sized double glazed window to front. There is a double glazed window to side, stairs to first floor, ceiling spotlighting, radiator and the feature and focal point of the room is provided by its central fireplace having a matching hearth, inset and surround with mantel above and an inset chrome gas fire. Glazed bi-fold doors open to:

RE-FITTED OPEN PLAN DINING KITCHEN

this stunning open plan dining kitchen to the rear has been superbly updated by the present owners.

Dining Area 2.43m x 2.28m (8' 0" x 7' 6") having tiled floor with underfloor heating, additional radiator and double glazed French doors open to the rear garden.

Re-fitted Kitchen 2.58m x 2.32m (8' 6" x 7' 7") having double glazed window to rear, tiled floor with underfloor heating, two tone kitchen units comprising base cupboards and drawers with white marble style work tops above and matching upstand splashbacks, wall mounted cupboards with under-unit lighting, inset sink unit with mixer tap, inset oven with Logik four ring induction hob above with glass splashback surround and extractor fan and integrated appliances include a 50/50 fridge/freezer, washing machine and dishwasher.

FIRST FLOOR LANDING

having double glazed window to side, loft access with pull-down ladder, radiator and doors lead off to:



BEDROOM ONE

3.25m x 2.78m (10' 8" x 9' 1") having double glazed window to rear and radiator.

BEDROOM TWO

3.27m x 2.84m (10' 9" x 9' 4") having double glazed window to front, useful store cupboard and radiator.

BEDROOM THREE

2.03m x 1.92m (6' 8" x 6' 4") presently used as a home office and having double glazed window to front, radiator and useful linen cupboard with linen shelving.

RE-FITTED SHOWER ROOM

2.84m x 2.00m (9' 4" x 6' 7") having an obscure double glazed window to rear, chrome heated towel rail and suite comprising all-in-one contemporary vanity unit with inset wash hand basin and low flush W.C., Hansgrohe mixer tap, shower enclosure with twin headed shower appliance over with brick effect tiled splashback surround and ceiling spotlighting.



OUTSIDE

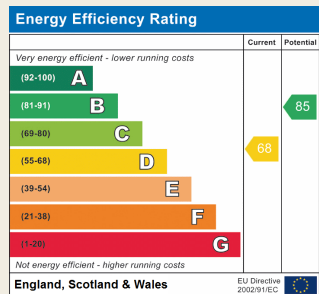
To the front of the property is a superbly updated and landscaped frontage having a block paved area leading to a mainly gravelled parking driveway providing parking for several vehicles. There are raised sleepers providing flower bed borders and access to the left hand side of the property. To the rear is a paved patio area, there is a further gravelled side area with space for shed and side access. The garden beyond has a shaped lawn with herbaceous borders and hedged surround for screening.



VIEWING

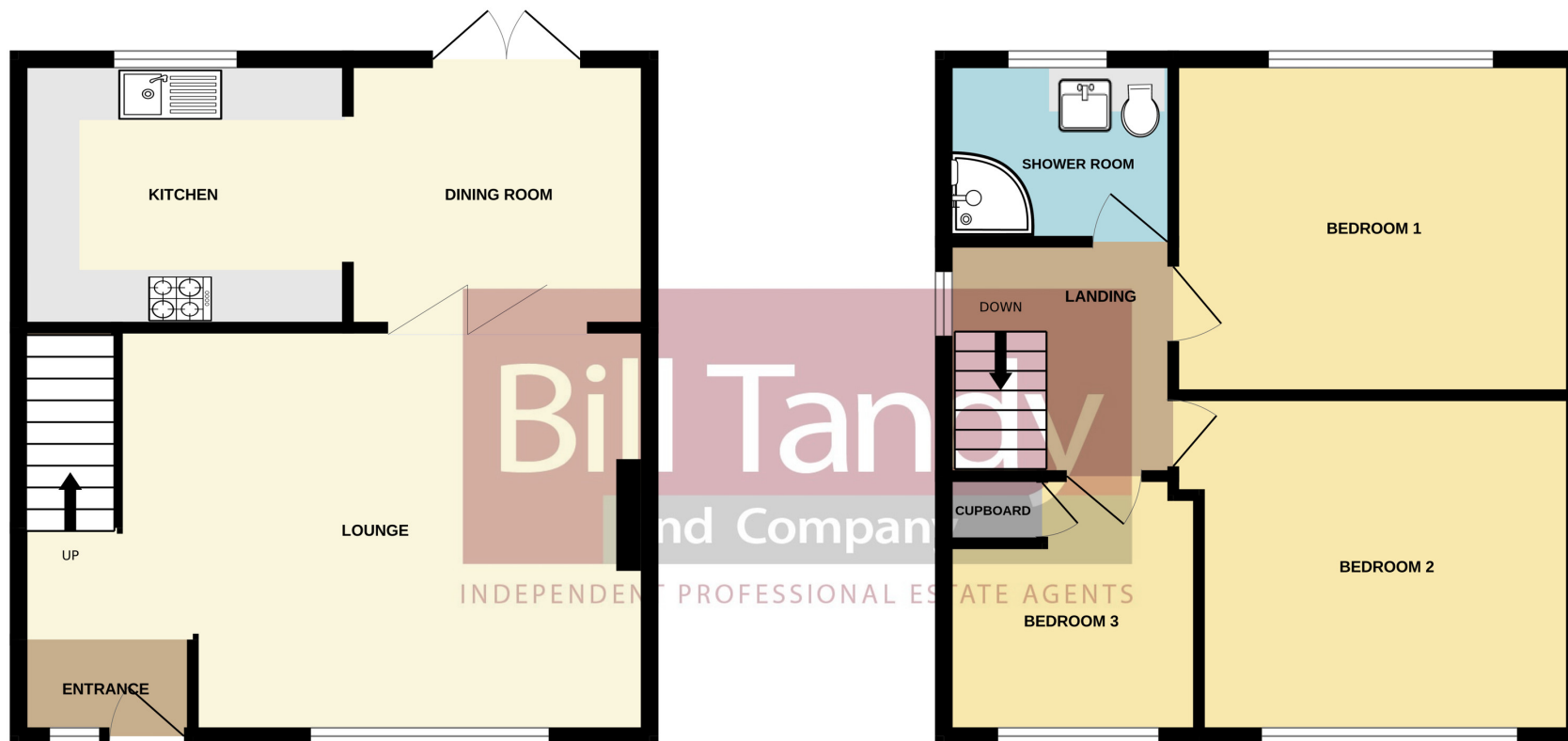
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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



67 MICKLEHOME DRIVE, ALREWAS, DE13 7AU

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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