



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

Bill Tandy
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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£375,000

Bill Tandy and Company, Lichfield, are delighted in offering for sale this superbly extended and generously sized semi detached house, located in the highly sought after village of Alrewas. Positioned in the cul de sac section of Micklehome Drive, a superb range of village facilities are found within walking distance which include the recently opened bakery, cafe, a range of pubs, award-winning butchers, Co-op convenience store and fish and chip shop. The village is ideal for commuting with easy access to the nearby A38, the cathedral city of Lichfield, Burton upon Trent and Derby. The house briefly comprises reception hall, L-shaped lounge/dining room with feature fireplace, generous size conservatory, superbly improved dining family kitchen. To the first floor are four first floor bedrooms with an additional optional fifth bedroom or ideal office, en suite shower room, and family bathroom. There is parking for numerous vehicles to the front and a garden to the rear. The property is offered with the benefit of no upward chain, and an early viewing is strongly encouraged.



CANOPY PORCH

providing access to the contemporary composite entrance door which opens to:

RECEPTION HALL

having LVT floor and doors to:

'L' SHAPED LOUNGE/DINING ROOM

5.46m max (3.23m min) x 5.29m (17' 11" max 10'7" min x 17' 4") having two double glazed windows to front, two radiators, stairs to first floor, feature fireplace having marble style hearth, inset, wooden surround and mantel housing a gas fire, laminate floor and sliding doors open to:

DOUBLE GLAZED CONSERVATORY

5.10m x 2.43m (16' 9" x 8' 0") having recently added and improved all year round insulated roof with ceiling spotlighting, French doors to side, radiator and laminate floor.



EXTENDED DINING KITCHEN

5.15m max x 4.06m (16' 11" max x 13' 4") superbly improved having a range of contemporary gloss handleless units comprising base cupboards and drawers with work preparation tops above, tiled splashback surround, wall mounted cupboards, inset stainless steel sink, under stairs storage cupboard, LVT floor, radiator, concealed space for tumble dryer, double glazed window and door to the side courtyard garden and spaces ideal for white goods including dishwasher, washing machine, American style fridge/freezer and range cooker. A square archway provides access to:

ADDITIONAL KITCHEN SPACE

2.72m x 1.94m (8' 11" x 6' 4") having base cupboards and drawers with preparation work top, wall mounted cupboards, tiled surround, LVT floor, double glazed window to rear and double doors leading the lounge/dining room.

FIRST FLOOR LANDING

having two access to the loft, one having pulldown ladder to partly boarded loft. Doors lead off to:

BEDROOM ONE

4.05m x 3.63m (13' 3" x 11' 11") having double glazed window to front, radiator and door to:

EN SUITE SHOWER ROOM

having obscure double glazed window to side, chrome heated towel rail, modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower cubicle with shower appliance over.

BEDROOM TWO

3.40m x 3.02m (11' 2" x 9' 11") having double glazed window to front and radiator.

BEDROOM THREE

3.38m x 2.38m (11' 1" x 7' 10") having double glazed window to rear, radiator and fitted wardrobes.

BEDROOM FOUR

2.59m x 2.49m (8' 6" x 8' 2") having double glazed window to rear and radiator.

BEDROOM FIVE

2.23m x 2.10m (7' 4" x 6' 11") this bedroom would also be ideal as a home office or nursery having double glazed window to front, radiator and over stairs storage.



OUTSIDE

To the front of the property is a block paved driveway, a gravelled area for further parking if needed and side gate. To the rear of the property is a paved patio area, pathway leading to the rear of the garden, shaped lawn, raised sleeper flower bed borders and useful storage shed. To the left hand side of the property is a paved courtyard style garden with gate to front and being an ideal bin storage area.

STORE

2.70m x 1.26m (8' 10" x 4' 2") formed from part of the original garage and having double doors to front.

COUNCIL TAX

Band C.

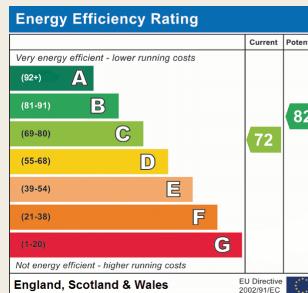
FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. For further information 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

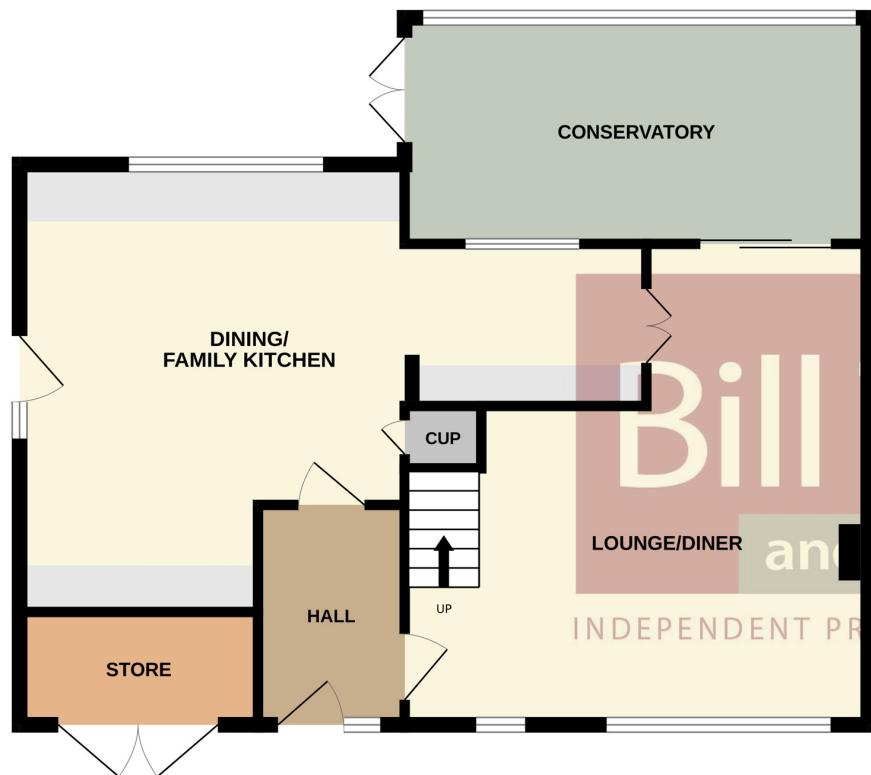
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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



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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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