



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

Bill Tandy

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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

£450,000

Offers in Region of

Bill Tandy and Company, Lichfield, are delighted in offering for sale this superbly updated and modernised detached family home located in the highly sought after village of Alrewas. Positioned in a secluded spot in the cul de sac section of Micklehome Drive, a superb range of village facilities can be found within walking distance including a recently opened bakery, cafe, pubs, award-winning butchers, Co-op convenience and fish and chip shop. The village is ideal for commuting with the nearby A38 giving access to the cathedral city of Lichfield, Burton upon Trend and Derby. The property itself, which needs to be viewed to be fully appreciated, comprises reception hall, guests cloakroom, lounge, generous dining family room, superbly updated breakfast kitchen, study/ground floor bedroom, four first floor bedrooms, one having an en suite bathroom, and family bathroom. Outside a shared approach leads to a private parking area, detached garage and gardens to rear.



RECEPTION HALL

approached via a contemporary front entrance door and having obscure double glazed window to side, laminate floor, radiator, stairs to first floor accommodation with useful under stairs storage and doors lead off to:

LOUNGE

5.13m x 3.46m (16' 10" x 11' 4") having two double glazed windows overlooking the rear garden, radiator, laminate floor, feature fireplace having a contemporary flame effect electric fire and space and provision for a wall mounted T.V.

DINING FAMILY ROOM

3.73m x 3.27m (12' 3" x 10' 9") having double glazed bow window to front, laminate floor and radiator.

UPDATED KITCHEN

4.45m x 2.92m (14' 7" x 9' 7") having double glazed windows to front and side, radiator, tiled floor, ceiling spotlighting, a range of white gloss kitchen units comprising base cupboards and drawers with round edge preparation work tops above, under units lighting, one and a half bowl ceramic sink with mixer tap, integrated dishwasher, spaces ideal for washing machine and tumble dryer, space for fridge, wall mounted breakfast bar and door to:

STUDY/BEDROOM

2.96m x 2.70m (9' 9" x 8' 10") accessed from both the kitchen and lounge and having space for fridge/freezer but would be an ideal office, bedroom or hobbies room. There is a double glazed window and door to rear garden, upright designer radiator, laminate floor and door to:

GUESTS CLOAKROOM

having obscure double glazed window to side, suite comprising vanity unit with inset wash hand basin and tiled surround and low flush W.C., tiled floor and Worcester boiler.

FIRST FLOOR LANDING

having loft access with pulldown ladder and doors lead off to:



BEDROOM ONE

3.61m x 2.94m (11' 10" x 9' 8") having double glazed window to front, radiator, space and provision for wall mounted T.V. and built-in wardrobes with sliding doors and chest of drawers. Door to:

EN SUITE BATHROOM

having an obscure double glazed window to front, radiator, tiled floor, ceiling spotlighting and modern white suite comprising vanity unit with inset wash hand basin and tiled surround, low flush W.C. and twin-ended bath with centrally positioned mixer tap.

BEDROOM TWO

3.49m x 3.28m (11' 5" x 10' 9") having double glazed window to front and radiator.

BEDROOM THREE

3.77m x 3.30m (12' 4" x 10' 10") having double glazed window to rear, radiator and built-in wardrobe and chest of drawers.

BEDROOM FOUR

3.01m max into wardrobe x 2.95m (9' 11" max into wardrobe x 9' 8") having double glazed window to rear, radiator and built-in wardrobe.



UPDATED FAMILY BATHROOM

2.41m x 1.69m (7' 11" x 5' 7") having obscure double glazed window to rear, tiled floor, ceiling spotlighting, chrome towel rail, modern white suite comprising vanity unit with inset wash hand basin and tiled surround, low flush W.C., bath with shower head attachment and shower enclosure with electric shower over.

OUTSIDE

The property is accessed via a shared tarmac approach leading to the front entrance door, tarmac drive to the left hand side of the property providing parking for approximately two vehicles and garage. There is gated access leading to the rear garden. To the rear is a paved patio ideal for entertaining and set beyond is a shaped lawned area with hardstanding for shed and fenced and walled boundary.

DETACHED GARAGE

approached via an electrically operated roller shutter door and having light and power supply, useful loft storage and courtesy door to the rear garden.

COUNCIL TAX

Band D.



FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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

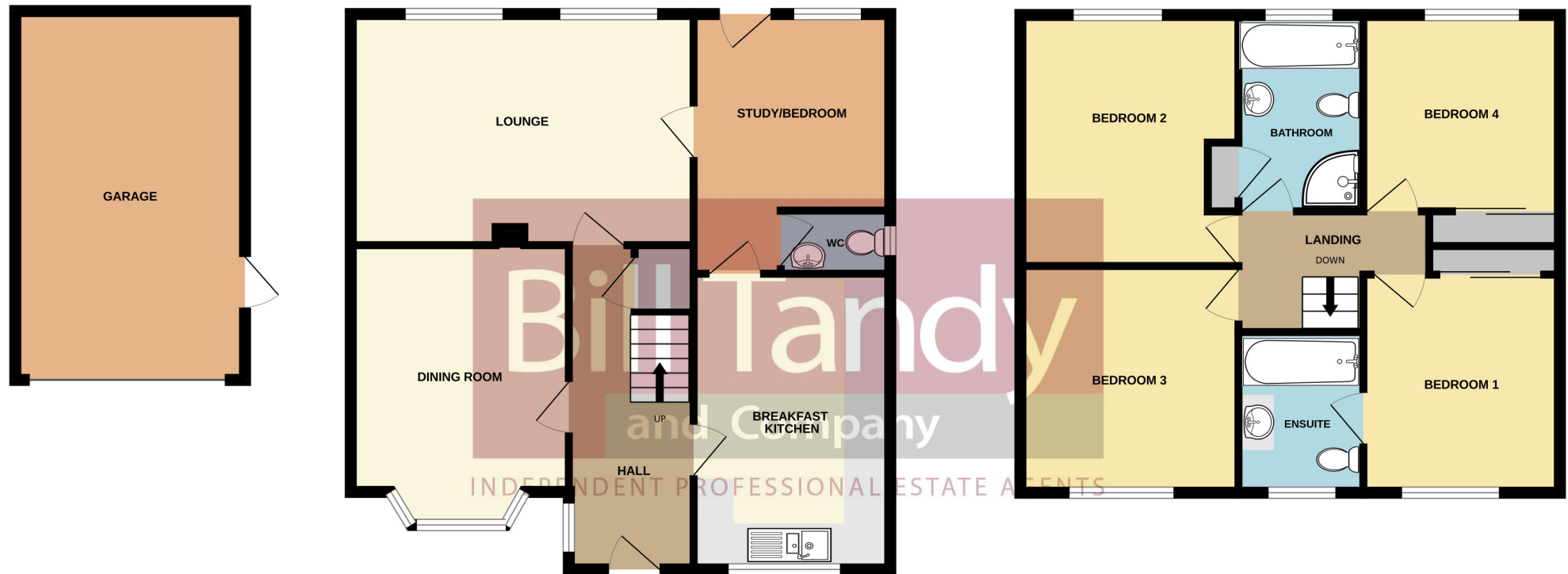
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

GARAGE

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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