



122a Main Street, Alrewas, Burton-on-Trent;
Staffordshire, DE13 7AE

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

122a Main Street, Alrewas, Burton-on-Trent, Staffordshire, DE13 7AE

£530,000

Originally forming part of the Grade 2 Listed Home Farm development, this stunning three storey end town house enjoys a delightful setting within the historic Conservation Area of Alrewas village. Renovated and converted in 2021 this stylish property offers a delightful lifestyle opportunity which takes full advantage of the charming location. With a versatility to the accommodation across its three floors the property has a fabulous layout which a truly stunning first floor lounge with vaulted ceiling and feature log burner. With three en suite double bedrooms across the three floors the property provides a very generous layout which will suit a variety of buyers needs. The village setting provides great facilities including a choice of shops, doctors, dental surgeries, church and primary school. Alrewas boasts a wonderful choice of pubs, has lots of community activities and sports facilities, and is perfectly placed to take full advantage of the nearby commuter links through to Lichfield and Tamworth. With the range of accommodation on offer which can be available with the benefit of no upward chain, an early viewing of this truly stunning home is strongly recommended.



RECEPTION HALL

approached via a wooden entrance door and having feature wooden flooring, stairs leading off, radiator, Nest thermostat and door to:

FITTED GUESTS CLOAKROOM

having close coupled W.C., vanity unit with wash hand with mono bloc mixer tap, tiled splashback and cupboard space beneath, chrome heated towel rail/radiator and extractor fan.

QUALITY FITTED BREAKFAST KITCHEN

4.32m x 3.31m (14' 2" x 10' 10") having white quartz work tops with base storage cupboards and drawers, matching wall mounted storage cupboards, stainless steel sink with swan neck mixer tap, built-in electric AEG oven and grill with five ring gas hob with quartz upstand splashback and extractor hood, integrated, fridge, freezer and dishwasher with matching fascias, useful wine cooler, sealed unit double glazed window to side, double radiator, stable style double glazed door to rear courtyard, wooden flooring, low energy downlighters and door to:

UTILITY ROOM

identically fitted to the kitchen with further quartz work top with base and wall mounted storage cupboards, wall mounted concealed Worcester gas central heating boiler, stainless steel sink with swan neck mixer tap, space and plumbing for washing machine, sealed unit double glazed window to side, radiator, wood strip flooring and extractor fan.

DINING ROOM/BEDROOM THREE

3.50m x 3.07m (11' 6" x 10' 1") a versatile room presently used as a dining room and having sealed unit double glazed windows to front and side, radiator, a continuation of the wood strip flooring. It's bedroom credentials become evident when the sliding pocket door opens to:



EN SUITE SHOWER ROOM

stylishly equipped and having tiled shower cubicle with thermostatic shower fitment, pedestal wash hand basin with mono bloc mixer tap, close coupled W.C., mirrored vanity store cabinets, electric shaver point, chrome heated towel rail/radiator, low energy downlighters and extractor fan.

FIRST FLOOR LANDING

could also be used as a study area having radiator, low energy downlighters feature glazed double doors opening to:

SITTING ROOM

4.30m x 3.75m (14' 1" x 12' 4") a stunning room having a high vaulted ceiling with exposed roof beams, four sealed unit double glazed windows to the rear flooding the room with natural light and flanking a central feature fireplace and chimney housing a contemporary cast-iron log burner, two radiators, four wall light points and ceiling light and fan.

BEDROOM TWO

3.80m x 3.00m (12' 6" x 9' 10") having dual aspect sealed unit double glazed windows, double radiator, built-in airing cupboard housing the hot water system and pocket sliding door opening to:



LUXURY EN SUITE BATHROOM

having a panelled bath with glazed screen and thermostatic shower fitment, wash hand basin with mono bloc mixer tap, close coupled W.C. chrome heated towel rail/radiator, stylish ceramic floor and wall tiling, mirrored vanity cabinet, low energy downlighters, extractor fan and electric shaver point.

SECOND FLOOR LANDING

having glazed panel overlooking the void above the sitting room and door to:

MASTER BEDROOM

3.60m x 3.12m (11' 10" x 10' 3") stylishly fitted with a range of built-in wardrobes including useful drawer and hanging space, sealed unit double glazed window to front, Velux skylight, radiator, ceiling fan and light unit and sliding pocket door opening to:

MASTER EN SUITE SHOWER ROOM

having tiled shower cubicle with thermostatic shower fitment, wash hand basin with mono bloc mixer tap, close coupled W.C., chrome heated towel rail/radiator, co-ordinated ceramic wall tiling, electric shaver point, downlighters, extractor fan and Velux skylight.



OUTSIDE

The property is approached via the gated entrance and the courtyard which leads to a landscaped side garden area with paved pathway and dwarf retaining wall with steps to a small lawn flanked by two flagstone patios with large garden storage shed, feature raised borders and fenced and wall perimeters, external lighting and cold water tap. A further gate leads to a breakfast courtyard located just off the kitchen with walled perimeter and brick paved flooring with electric external power point. The double gated communal courtyard leads to a parking car port with parking for one car plus an additional allocated parking space. The gardens are communal with a raised lawned area with brick surround and mature side herbaceous borders with established trees and shrubs. We are advised by the vendors that the residents would often hold friendly communal get-togethers taking full advantage of the communal garden area, which is all immaculately maintained.

COUNCIL TAX

Band E.

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/>



TENURE

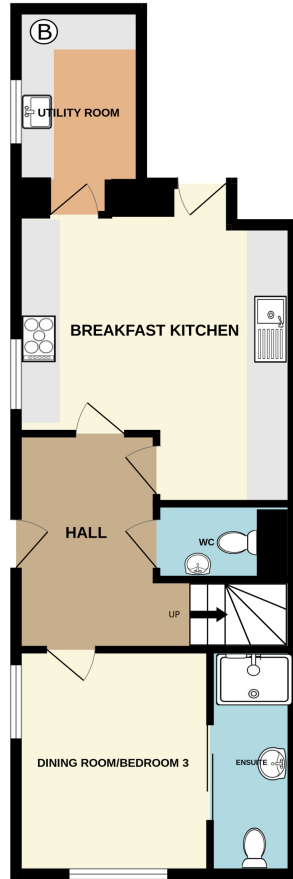
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

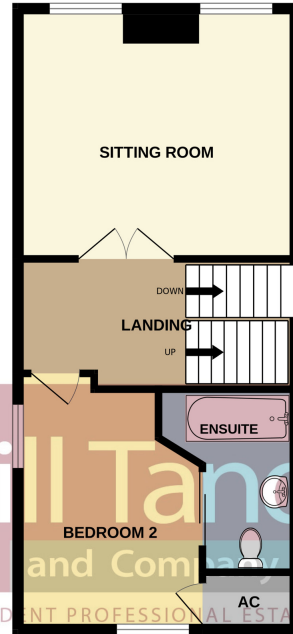
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

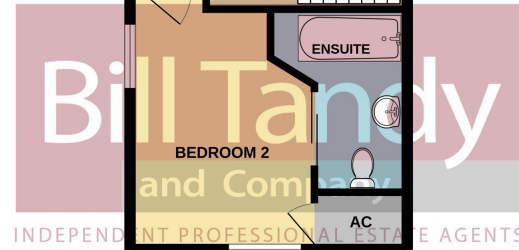
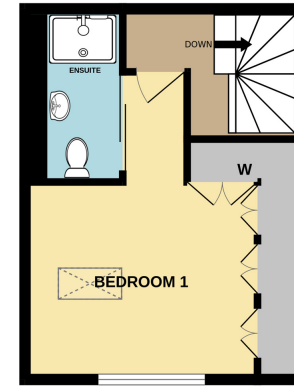
GROUND FLOOR



1ST FLOOR



2ND FLOOR



122A MAIN STREET, ALREWAS DE13 7AE

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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