



# DRAFT

35 Wellfield Road, Alrewas, Burton-on-Trent,  
Staffordshire, DE13 7EZ

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 35 Wellfield Road, Alrewas, Burton-on-Trent, Staffordshire, DE13 7EZ

# £470,000

Bill Tandy and Company are delighted to offer for sale this superbly extended, improved and generously sized traditional semi detached house located in the sought after village of Alrewas. The property itself has undergone substantial improvement and extension work and offers a wealth of accommodation arranged on three floors. For this reason we strongly urge the property is viewed to be fully appreciated, and is offered with the benefit of vacant possession and no upward chain. The accommodation briefly comprises hall, lounge, separate dining room, modern kitchen, rear porch, ground floor W.C., three generously sized first floor bedrooms, one having an updated en suite, family bathroom and office/nursery bedroom. On the second floor are two additional generous bedrooms. Outside there are double gates to the front leading to a generous tarmac drive providing parking for numerous vehicles. There is a garage and generous gardens to front and rear.



### CANOPY PORCH

having obscure double glazed front door opening to:

### RECEPTION HALL

having oak wooden floor, radiator, stairs to first floor with useful under stairs store cupboard and doors open to:

### LOUNGE

5.03m x 3.62m max (3.14m min) (16' 6" x 11' 11" max 10' 4" min) having a walk-in double glazed bay window to front, two radiators and the feature and focal point of the room is its superb fireplace with tiled hearth, wooden surround with mantel above and cast-iron inset with gas fire.

### DINING ROOM

3.28m max (2.76m min) x 2.78m (10' 9" max 9' 0" min x 9' 1") having oak wooden floor, radiator and double glazed French doors opening to the rear garden.

### KITCHEN

2.84m x 2.71m (9' 4" x 8' 11") having double glazed window to rear, chrome heated towel rail, tiled floor, modern base cupboards and drawers surmounted by round edge work tops, tiling surround, wall mounted storage units, inset stainless steel one and a half bowl sink unit, inset double oven, four ring gas hob with extractor fan above, space for washing machine and integrated slimline dishwasher. Door to garage.

### REAR PORCH

having obscure double glazed door to garden, oak wooden floor, radiator, double doored store cupboard and further door to:

### GROUND FLOOR W.C.

having an obscure double glazed window to rear, heated towel rail and modern suite comprising wall mounted wash hand basin with tiled surround and low flush W.C.

### FIRST FLOOR LANDING

having staircase to second floor accommodation and doors opening to:



### BEDROOM ONE

5.33m x 3.21m (17' 6" x 10' 6") having double glazed window to front, radiator, superb walk-in wardrobe space and door to:

### EN SUITE BATHROOM

2.81m x 2.65m (9' 3" x 8' 8") having double glazed window to rear, column radiator with chrome heated towel surround, vanity unit with two inset wash hand basins with waterfall mixer taps, tiled surround, low flush W.C., shower enclosure with twin headed shower appliance over and twin ended bath with centrally positioned waterfall mixer tap and shower head attachment, ceiling spotlighting and sparkle quartz tiled floor.

### BEDROOM TWO

3.49m x 3.26m (11' 5" x 10' 8") having double glazed window to front, radiator, superb fitted wardrobes and exposed fireplace with wooden surround and mantel and tiled hearth.

### BEDROOM THREE

3.60m x 3.26m max (11' 10" x 10' 8" max) having exposed cast-iron fireplace with tiled hearth, double glazed window to rear, radiator and superb fitted wardrobes.



### OFFICE/NURSERY BEDROOM

2.10m x 1.81m (6' 11" x 5' 11") this highly versatile fourth bedroom is presently used as an office and has double glazed window to front, radiator and access to storage below the staircase.

### FAMILY BATHROOM

2.12m x 1.67m (6' 11" x 5' 6") having double glazed window to rear, heated towel rail, laminate floor and modern suite comprising vanity unit with inset wash hand basin with waterfall mixer tap, low flush W.C. and twin ended bath with shower appliance over.

### SECOND FLOOR LANDING

having useful eaves access, Velux skylight window to rear and doors to:

### BEDROOM FOUR

4.30m into reduced ceiling height x 3.23m (14' 1" into reduced ceiling height x 10' 7") having double glazed window to side, radiator and access to eaves storage. This room is presently used as a children's playroom.



### BEDROOM FIVE

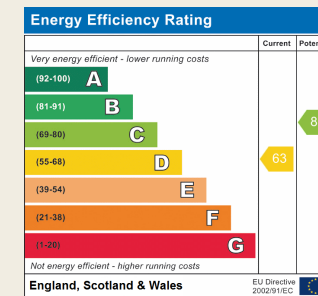
4.16m into reduced ceiling height x 3.45m plus recess (13' 8" into reduced ceiling height x 11' 4" plus recess) having double glazed Velux skylight window to rear, radiator and exposed floorboards.

### OUTSIDE

The front of the property has been superbly updated with double gates opening to a long sweeping 'L' shaped tarmac driveway with block paved border providing parking for numerous cars. There is a deep foregarden with shaped lawn areas, well stocked mature borders and hedging for screening. To the rear is a substantially improved garden having a generous Indian sandstone patio with retaining brick walls, external water tap and lighting and useful side pathway with side gate to front. The garden has a shaped lawn area with borders, useful shed with power and children's Wendy house.

### GARAGE

5.46m x 3.26m (17' 11" x 10' 8") approached via an electrically operated entrance door and having inner courtesy door to kitchen, window to side, Baxi boiler and light and power supply.



### 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

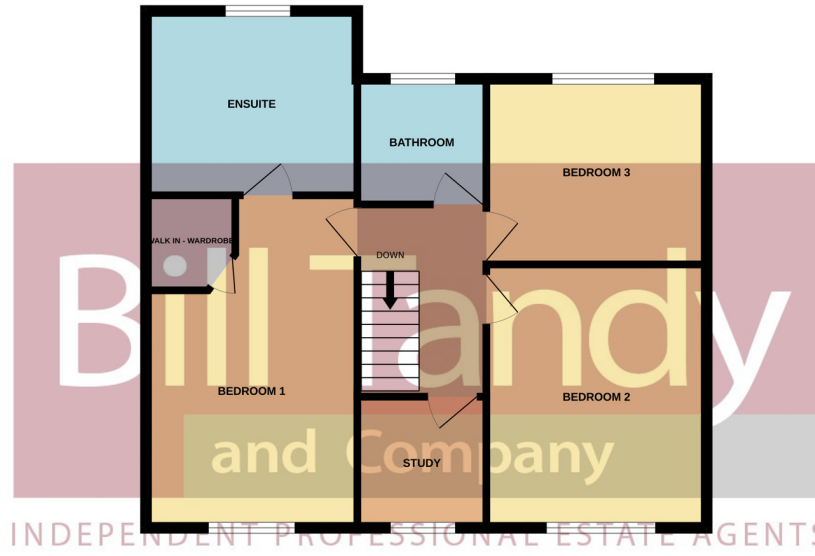
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

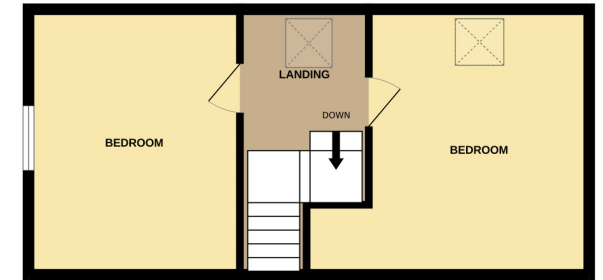
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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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