



25A MAIN STREET, ALREWAS DE13 7AA

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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25a Main Street, Alrewas, Burton-on-Trent, Staffordshire, DE13 7AA

£625,000 Freehold

Bill Tandy and Company, Lichfield, are delighted to offer for sale this impressive contemporary detached family home located in one of Staffordshire's most sought after village settings. The property, which is one of three properties, is superbly built to a contemporary style and is positioned on a generous sized plot, and is located within the heart of the village with a range of facilities within walking distance. The property itself, which we strongly urge is viewed internally to be appreciated, comprises reception hall, guests cloakroom, superb open plan lounge/dining room/family kitchen with light lantern, utility room, bedroom four/family room, study, three generously sized first floor bedrooms, one having en suite shower room, and family bathroom. There is a gravelled driveway to the front and a superb sized rear garden.

RECEPTION HALL

approached via a contemporary composite front entrance door and having tiled floor with underfloor heating, ceiling spotlighting, thermostat control and doors opening to:

GUESTS CLOAKROOM

having tiled floor with underfloor heating, double glazed window and contemporary suite comprising wall mounted vanity unit with inset wash hand basin and tiled splashback surround and low flush W.C.

OPEN PLAN LOUNGE/DINING/FAMILY KITCHEN

7.80m x 5.96m (25' 7" x 19' 7") this stunning open plan room has a tiled floor with underfloor heating, comprehensive ceiling spotlighting, five panel double glazed bi-fold doors open to the rear garden, generous light lantern with Samsung air-conditioning unit, multi-media wall with space for a wall mounted T.V. and a contemporary electric fire and stairs to first floor. The kitchen has a range of high gloss handle-less base cupboards and drawers surmounted by quartz work tops, wall mounted units, larder cupboards, breakfast bar, inset stainless steel one and a half bowl sink unit, AEG double oven and grill with inset Hotpoint microwave, AEG induction hob with stainless steel splashback and extractor fan above, integrated dishwasher, fridge/freezer and plinth lights. Door to:

UTILITY ROOM

1.85m x 1.59m (6' 1" x 5' 3") having tiled floor with underfloor heating, base storage cupboards surmounted by quartz work top above, integrated washing machine, stainless steel sink with swan neck mixer tap and concealed space housing the Worcester boiler.

BEDROOM FOUR/FAMILY ROOM

5.27m x 2.65m (17' 3" x 8' 8") this highly versatile ground floor reception room could be a fourth bedroom if required having double glazed window to front with window shutters and a designer electric heater.



STUDY

2.43m x 1.85m (8' 0" x 6' 1") presently used as a useful boot room this ideal home office has tiled floor with underfloor heating, double glazed square panelled window to front and spotlighting.

FIRST FLOOR LANDING

having loft access and an airing cupboard with radiator. Doors open to:

BEDROOM ONE

3.69m x 3.06m (12' 1" x 10' 0") having double glazed doors and windows leading to a glass Juliette balcony with views of the rear garden, space for wall mounted T.V., ceiling spotlighting, over stairs storage and radiator. Door to:

EN SUITE SHOWER ROOM

3.04m x 1.17m (10' 0" x 3' 10") having double glazed window to side, towel rail, suite comprising vanity unit with inset wash hand basin, low flush W.C. and shower cubicle with twin headed shower appliance over, tiled floor with underfloor heating, ceiling spotlighting and full ceiling height tiled splashback surround.

BEDROOM TWO

3.35m x 2.92m (11' 0" x 9' 7") having double glazed window to front, radiator and ceiling spotlighting.



BEDROOM THREE

3.34m x 2.93m max (10' 11" x 9' 7" max) having double glazed window to front, radiator and ceiling spotlighting.

BATHROOM

2.70m x 1.70m (8' 10" x 5' 7") having obscure double glazed window to side, heated towel rail, modern contemporary suite comprising vanity unit with inset wash hand basin, low flush W.C., bath and shower enclosure with twin headed shower appliance over, tiled floor with underfloor heating, ceiling spotlighting and full ceiling height tiled splashback surround.

OUTSIDE

There is a shared approach to the front leading to the property's gravelled driveway providing parking for numerous vehicles, there is side gated access to either side of the property. One of the distinct features of the property is its superb rear garden having a paved patio area and outside electrical point. There is a long sweeping shaped lawn with further patio space with external lighting, children's play area, rear paved pathway with useful store shed with French doors opening to both front and rear and fenced surround.



LOCATION

The property is located within the sought after village of Alrewas which enjoys a host of amenities. More comprehensive facilities are available within the cathedral city of Lichfield or Burton upon Trent. The nearby A38 and A5 give access to Midland motorway networks and business centres. There are rail links in Lichfield providing access to Birmingham and London, and there are airports at Nottingham East Midlands and Birmingham International.

COUNCIL TAX

Band F.

FURTHER INFORMATION/SUPPLIERS

Mains drainage- Severn Trent. Water - South Staffs Water. Electricity and Gas supplier - British Gas. broadband and telephone – EE. For broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		83	
England, Scotland & Wales			
EU Directive 2002/91/EC			

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.