



8 Mill End Lane, Alrewas, Burton-on-Trent, Staffordshire,
DE13 7BX

Bill Tandy
and Company

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£850,000

Bill Tandy and Company, Lichfield, are delighted to present for sale this stunning and highly individual detached residence, superbly positioned in the heart of the sought-after village of Alrewas. This exceptional home forms part of an exclusive collection of properties finished to an impressive standard and tucked away in a discreet, private setting and approached via a private driveway. It is ideally placed within walking distance of a wide range of village amenities, including pubs, a bakery, café, Co-op convenience store, takeaways and a doctors' surgery. Families will appreciate the proximity of the highly regarded All Saints Primary School, with the property also falling within the desirable John Taylor High School catchment. The accommodation, which must be viewed internally to be fully appreciated, is entered through a gated approach leading to an L-shaped reception hall. The ground floor offers three generous reception rooms comprising a sitting room, dining room and study, along with a breakfast kitchen, utility room and an additional breakfast room. A gallery landing provides access to five well-proportioned bedrooms on the first floor, two of which benefit from en-suite facilities, complemented by a further family bathroom. Externally, the property occupies a commanding plot set well back from the road. Gates open to a substantial parking area and a double garage, while mature, beautifully maintained gardens extend to the rear and side, offering excellent privacy. Early viewing is strongly recommended to appreciate the quality, setting and rarity of this outstanding home.



CANOPY PORCH

leads to the double glazed wooden front door opening to:

'L' SHAPED RECEPTION HALL

a generously sized reception hall having radiator, stairs to first floor, under stairs storage cupboard, feature vaulted aspect to the galleried landing, double glazed window to front and doors open to:

GUESTS CLOAKROOM

having an obscure double glazed window to front, radiator, modern suite comprising pedestal wash hand basin with tiled surround and low flush W.C.

THROUGH SITTING ROOM

5.52m x 4.25m max (3.78m min) (18' 1" x 13' 11" max 12'5" min) having double glazed windows to front and rear, double glazed French doors open to the rear garden, two radiators, laminate floor, coved ceiling and a feature and focal point fireplace having marble hearth and inset, wooden surround with mantel above and an inset gas fire.

STUDY

2.57m x 2.14m (8' 5" x 7' 0") having double glazed window to rear, radiator and coving.

DINING ROOM

4.27m x 3.46m (14' 0" x 11' 4") approached via double doors from the reception hall and having double glazed window to rear, radiator and laminate floor.

BREAKFAST KITCHEN

4.27m x 3.44m (14' 0" x 11' 3") having a superb range of kitchen units comprising base cupboards and drawers with preparation tops above, tiled splashback surround, wall mounted cupboards, inset one and a half bowl sink unit, space for range style cooker, wine rack, corner shelving, integrated fridge/freezer and dishwasher, double glazed window to side, tiled floor and radiator. Glazed double doors open to:

BREAKFAST ROOM

3.45m x 2.95m (11' 4" x 9' 8") having double glazed French doors with windows to each side provide access to the rear garden, radiator and tiled floor.

UTILITY ROOM

3.01m x 1.56m (9' 11" x 5' 1") having base cupboards with round edge work tops above, tiled surround, wall mounted cupboards, inset sink and drainer, spaces ideal for washing machine and tumble dryer, larder cupboard, double glazed door to side, radiator and tiled floor



FIRST FLOOR 'L' SHAPED GALLERIED LANDING

being a good sized landing space and having an area ideal for office, views down into the reception hall, two sets of double glazed windows, radiator, store cupboard and doors open to:

BEDROOM ONE

5.56m x 4.23m max (3.77m min) (18' 3" x 13' 11" max 12'4" min) having double glazed windows to rear and side, two sets of built-in wardrobes, radiator, laminate floor and door to:

EN SUITE SHOWER ROOM

2.86m max (2.17m min) x 2.56m (9' 5" x 8' 5" 7'1" min) having skylight window to rear, radiator and modern suite comprising pedestal wash hand basin with tiled surround, low flush W.C., bidet and shower cubicle with shower over.

BEDROOM TWO

5.47m max x 5.44m max (17' 11" max x 17' 10" max) having skylight windows to rear, built-in wardrobes with door to eaves storage, radiator and door to:

EN SUITE BATHROOM

2.27m x 1.77m (7' 5" x 5' 10") having obscure double glazed window to side, radiator and suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower head attachment over and shower screen.

BEDROOM THREE

3.92m x 3.44m (12' 10" x 11' 3") having double glazed window to rear, radiator and built-in double wardrobe.



BEDROOM FOUR

3.96m max (3.17m min) x 3.49m (13' 0" max x 11' 5") having skylight windows to rear, radiator and built-in double wardrobe.

BEDROOM FIVE/OFFICE

3.26m x 3.04m (10' 8" x 10' 0") currently used as an office and having skylight windows to rear and radiator.

FAMILY BATHROOM

2.51m x 2.48m (8' 3" x 8' 2") having an obscure double glazed window to side, radiator and modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C., bidet, bath and separate shower cubicle with shower appliance over and tiled surround.

OUTSIDE

Set within a secluded position and set back from the road, the property is accessed via a shared private approach to comprise:

PARKING

Generous size parking area for several cars to front with a block paved front driveway, gated approach, access to the front entrance door, side gates and double garage.

DOUBLE GARAGE

5.70m x 5.51m (18' 8" x 18' 1") approached via two up and over entrance doors, one being electric remote controlled, and having light and power supply, rear courtesy door to rear courtyard garden and houses the Ideal Logic Plus boiler.



GARDENS

One of the particular features of the property are the gardens to side with a paved patio, shaped lawn, feature perimeter wall, further rear courtyard paved garden with shed, courtesy door to double garage and side access.

COUNCIL TAX

Band G.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.

GROUND FLOOR

1ST FLOOR



8 MILL END LANE, ALREWAS, DE13 7BX

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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