

Bill Tandy

DRAFT

2 The Moorings, Alrewas, Burton-on-Trent, Staffordshire,
DE13 7BG

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

2 The Moorings, Alrewas, Burton-on-Trent, Staffordshire, DE13 7BG

£675,000

Opportunities such as this do not come along very often, and the sale of this exquisite bungalow in one of the most desirable locations in the area is certainly one not to be missed. Situated on the lovely cul de sac called The Moorings the bungalow has a superb layout which naturally flows from room to room, with two good reception rooms and a perfectly positioned conservatory - ideal for enjoying views over the landscaped gardens. Three good double bedrooms with a luxury en suite and stylish shower wet room add to the overall appeal. The historic village of Alrewas provides a wonderful residential location just some five miles from the cathedral city of Lichfield, with a wealth of facilities within the village itself. Having a thriving community atmosphere the village boasts a choice of shops, a range of pubs and everything from a hairdressers to a dentists. The sale of this bungalow really is a wonderful opportunity and an early viewing would be strongly recommended.



CANOPY PORCH

having external wall lantern and UPVC double glazed entrance door and side screens to:

RECEPTION HALL

a delightful welcoming entrance to the property having radiator, coving, loft access hatch with pulldown ladder and built-in airing cupboard housing a pre-lagged hot water cylinder and linen shelving.

FAMILY LOUNGE

5.51m x 4.55m max (3.63m min) (18' 1" x 14' 11" max 11' 11" min) having a splendid inglenook brick fireplace with stove effect fire fitment with timber beam, discreet lighting and flanked by leaded UPVC double glazed windows. There are four wall light points, double radiator, coving and UPVC double glazed double French doors opening to:

CONSERVATORY

3.60m x 3.33m (11' 10" x 10' 11") being UPVC double glazed on a brick base with tiled flooring, ceiling light and fan unit and double UPVC double glazed doors to rear garden.

DINING ROOM

3.61m x 2.71m (11' 10" x 8' 11") having leaded UPVC double glazed window to front, coving, radiator and double doors opening to the family lounge.

QUALITY FITTED BREAKFAST KITCHEN

3.66m x 3.63m (12' 0" x 11' 11") having ample work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards including glazed cupboards with lighting, under-lighting beneath wall cupboards, integrated fridge, freezer and dishwasher each with matching fascia, Siemens electric double oven and grill with four ring electric hob with extractor hood and integrated microwave oven, one and a half bowl sink unit with swan neck mixer tap, stylish co-ordinated ceramic tiled splashbacks, UPVC double glazed door and window to rear garden, tiled flooring, downlighters, coving and double radiator.



BEDROOM ONE

4.60m x 3.66m (15' 1" x 12' 0") a generous room having full height and width wardrobes with sliding doors, UPVC double glazed double French doors opening out to the lovely rear garden, coving, radiator and door to:

LUXURY EN SUITE SHOWER ROOM

having tiled double shower cubicle with thermostatic shower fitment, vanity unit with wash hand basin and cupboard space below, close coupled W.C., co-ordinated ceramic floor and wall tiling, chrome heated towel rail and radiator, obscure UPVC double glazed window to rear, downlighters and extractor fan.

BEDROOM TWO

4.34m x 2.69m (14' 3" x 8' 10") a double room having UPVC leaded double glazed window to front, radiator and coving.

BEDROOM THREE

3.66m x 2.46m (12' 0" x 8' 1") another double room having radiator, UPVC double glazed window to rear and coving.



LUXURY SHOWER WET ROOM

superbly fitted with walk-in level tiled shower area with thermostatic Mira shower fitment and chrome rails, W.C., bidet, wash hand basin, comprehensive ceramic floor and wall tiling, chrome heated towel rail/radiator, downlighters, extractor fan and mirrored vanity cabinet with light and shaver point.

OUTSIDE

The property is set back off the road with a generous block paved driveway comfortably providing parking for four cars and block paved pathway widening between neatly tended lawns with established shrubbery borders and side access leading round to the rear garden. To the rear of the property is a delightful private sunny garden having generous block paved patio seating area and dwarf walling, shaped level lawn with island shrubbery borders, established trees and shrubs, fenced and hedged perimeters, useful outside cold water tap, power points and lights.



GARAGE

5.50m x 4.90m (18' 1" x 16' 1") approached via an electric up and over entrance door and having UPVC leaded double glazed window to side, personal door to outside, utility area with work surface, single drainer sink, space and plumbing for washing machine and tumble dryer, wall mounted cupboards, wall mounted Worcester condensing gas central heating boiler, light and power points and further door to a LOBBY with door to hallway.

COUNCIL TAX

Band G.

FURTHER INFORMATION/SUPPLIERS

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



2 THE MOORINGS, ALREWAS DE13 7BG

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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