



2 Navigation Wharf, Alrewas, Burton-on-Trent,
Staffordshire, DE13 7BH

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

2 Navigation Wharf, Alrewas, Burton-on-Trent, Staffordshire, DE13 7BH

£499,950

Built in 2019 this very stylish modern mews style family home offers particularly deceptive accommodation across its three floor layout. Set within a delightful gated courtyard the property has an impressive reception hall with fitted guests cloakroom along with a lovely open plan family dining kitchen. The four good bedrooms are ranged across the first and second floors, and the garden has been attractively landscaped taking full advantage of its pleasant open aspect. The village of Alrewas boasts great local facilities with a very popular primary school, a choice of local shops and pubs and amenities. Perfect for accessing the local area the neighbouring A38 provides excellent commuter links. Available with the benefit of no upward chain, and the potential for an early completion, an early viewing of this superb home is strongly recommended.



CANOPY PORCH

with external wall lights and PVC composite double glazed entrance door opening to:

RECEPTION HALL

having wood laminate flooring with underfloor heating with thermostat control, entry phone system for gate, stairs leading off with cupboard space beneath, downlighters and door to:

FITTED GUESTS CLOAKROOM

having W.C. with concealed cistern, vanity unit with wash hand basin, panelled surround, extractor fan and downlighters.

FAMILY SITTING ROOM

3.93m x 3.30m (12' 11" x 10' 10") having double glazed window to front, wood laminate flooring with underfloor heating with thermostat control, recessed pocket doors opening to:

FAMILY DINING KITCHEN

6.20m max x 5.33m (20' 4" max x 17' 6") the Dining Area has a continuation of the wood laminate flooring with underfloor heating and thermostat control, triple bi-fold doors opening out to the rear garden, central fireplace with flagstone hearth and multi-fuel burner flanked by storage cupboards including a drinks fridge. The Kitchen Area has extensive white quartz work tops with base storage cupboards and drawers, enamel Belfast style sink with mono bloc mixer tap, integrated dishwasher, fridge and freezer each with matching fascia, built-in AEG electric double oven with four ring induction hob, low energy downlighters and wood laminate flooring with underfloor heating with thermostat control.

FIRST FLOOR LANDING

having low energy downlighter, central heating thermostat, built-in linen store cupboard and stairs rising to the second floor.

BEDROOM TWO

5.01m x 3.30m (16' 5" x 10' 10") an attractive room having a feature double glazed window to rear with pleasant aspect, radiator, T.V. aerial point and built-in double wardrobe with sliding doors.

BEDROOM THREE

3.96m x 3.30m (13' 0" x 10' 10") having double glazed window to front, radiator and T.V. aerial point.



BEDROOM FOUR

3.63m x 1.89m (11' 11" x 6' 2") with Velux skylight, radiator, downlighters and useful store cupboard housing the Ideal Logic gas central heating boiler with hot water system and timer.

LUXURY BATHROOM

a fantastic size and having free-standing curved bath with bath filler, large walk-in shower cubicle with tiled surround and thermostatic shower fitment with hose and drencher shower, close coupled W.C., vanity unit with wash hand basin with mono bloc mixer tap and useful drawer space, ceramic floor and wall tiling, chrome heated towel rail and radiator and obscure double glazed window to rear.

SECOND FLOOR LANDING

having useful store cupboards and display area, Velux skylight and door to:

BEDROOM FOUR

4.58m x 3.30m (5.10m max) (15' 0" x 10' 10") a generously proportioned room having Velux skylights to front and rear, wall mounted bedside lighting, eight doored built-in cupboard and wardrobe with sliding mirrored door, radiator, downlighters and door to:



LUXURY EN SUITE SHOWER ROOM

fully tiled and having a corner quadrant shower cubicle with thermostatic shower fitment with hose and drencher shower, close coupled W.C., vanity unit with wash hand basin with mono bloc mixer tap and useful drawer, mirrored vanity cabinet, chrome heated towel rail/radiator, Velux skylight and downlighters.

OUTSIDE

To the front of the property is the gated shared courtyard with vehicular and pedestrian access. There is an open single car port bay with additional block paved driveway for one car and a flagstone pathway flanked by a lawned foregarden which leads to a front door. A covered archway leads down to the rear garden. To the rear of the property is an attractive landscaped garden with flagstone patio seating area, fenced perimeters, side pathway with feature trellis support, shaped lawn with raised decked seating area and useful garden storage shed, external cold water tap and external lighting. Included in the sale is a hot tub.

COUNCIL TAX

Band F.

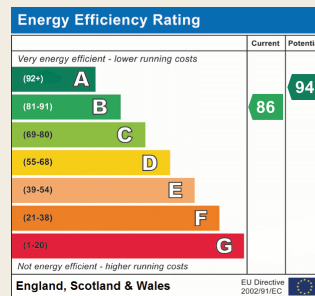


AGENTS NOTE

Our client advises us that the property itself is Freehold, however the car port area is on a long term lease. There is a Service and Maintenance Charge of £30.00 per month payable to Navigation Wharf Limited. This covers the costs of the electricity for the gates and maintenance of the communal areas. Should you proceed with the purchase of the property these details must be verified by your solicitor.

FURTHER INFORMATION

Mains drainage, water, electricity and gas connected. Telephone and Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



TENURE

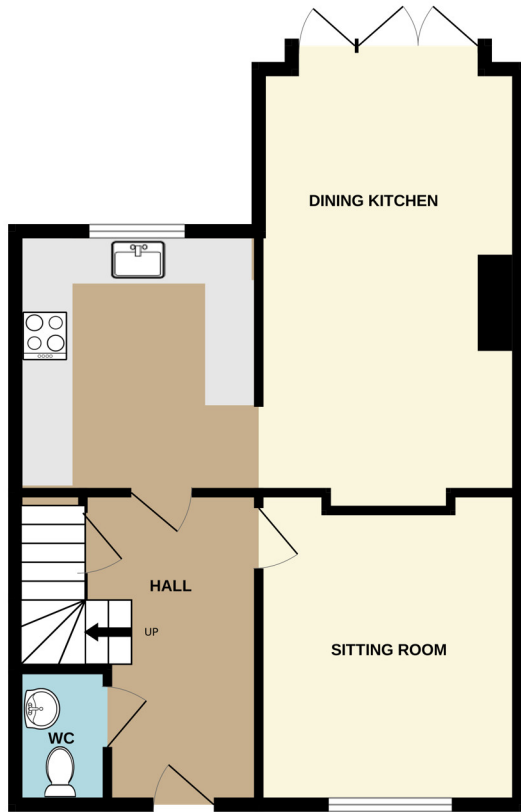
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VIEWING

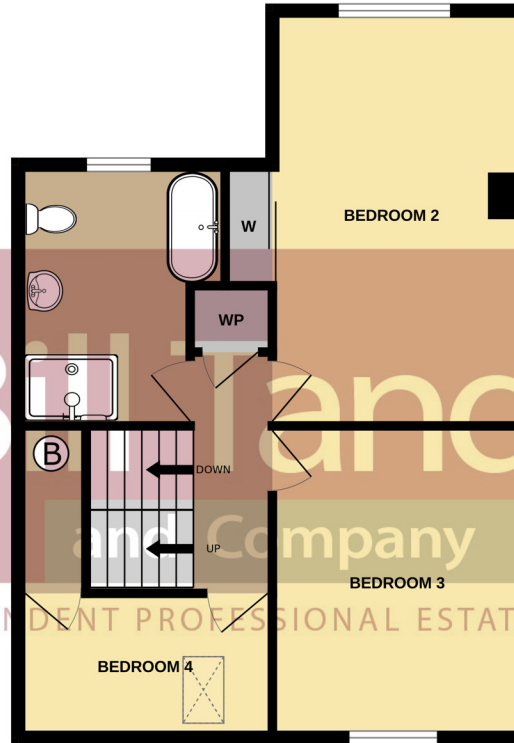
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

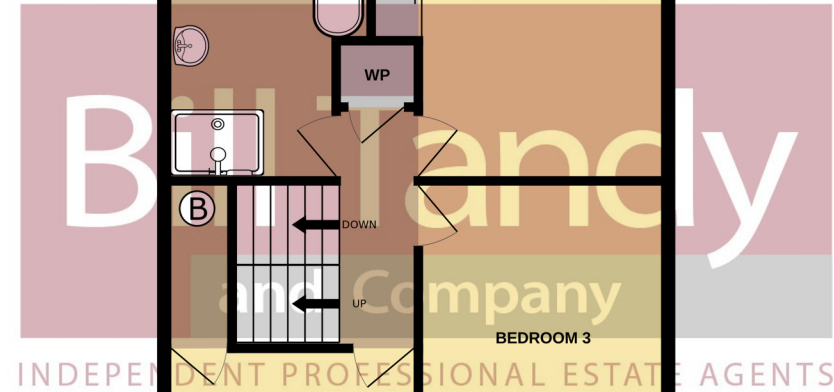
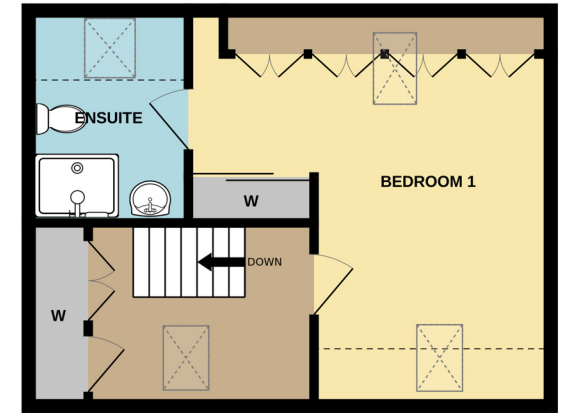
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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