



Barleycorn Cottage 13 Church Road, Alrewas, Burton-on-Trent, Staffordshire, DE13 7BT

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**Barleycorn Cottage 13 Church Road,
Alrewas, Burton-on-Trent,
Staffordshire, DE13 7BT**

£525,000

Enjoying an exquisite setting within the glorious Conservation Area of this popular village, this beautiful Grade 2 Listed semi detached cottage offers character and charm at every turn. A viewer will get a true sense of its age and history with many exposed beams throughout adding to the delightful atmosphere. The cottage has been beautifully cared for by the previous owner, with the gardens cleverly designed for minimal maintenance to rear courtyard, and a pretty side garden. The village boasts wonderful facilities including a range of shops and pubs, and is home to the highly popular All Saints primary school which feeds to John Taylor high school in Barton under Needwood. Conveniently situated with quick access to the A38 and ease of onward journey to many Midland commercial centres and beyond, opportunity to purchase such a charming period property in the village is comparatively rare, and an early viewing would be strongly encouraged.



LOVELY DINING ROOM

5.04m x 3.05m (16' 6" x 10' 0") approached via a delightful cottage entrance door and being full of character the room has a wonderful inglenook fireplace with timber beamed mantel flanked by traditional storage cupboards, quarry tiled floor, central exposed beam, cottage style window to front, double radiator, access to stairs with under stairs storage cupboard, wall light points and door to:

SITTING ROOM

5.17m x 3.47m (17' 0" x 11' 5") a peaceful room having traditional central fire surround with inset cast-iron grate and quarry tiled hearth, window to front and double radiator.

KITCHEN

3.60m x 3.30m (11' 10" x 10' 10") well equipped with ample pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, feature dresser unit with glazed display cabinets, plate racking, spice drawers and bottle store, single drainer sink unit with mixer tap, built-in electric oven with extractor fan, quarry tiled floor and door to:

UTILITY ROOM

3.60m x 2.20m (11' 10" x 7' 3") having further work surface space, Belfast enamel sink, space and plumbing for washing machine and tumble dryer, wall mounted Vaillant combination gas central heating boiler, radiator, quarry tiled flooring, window to side, door to rear garden, double wall cupboard, wall light points, original meat hook and drying rack.

GARDEN ROOM

4.20m x 1.90m (13' 9" x 6' 3") having window aspect to the rear garden and glazed door to same, quarry tiled floor and access to:



SEPARATE W.C.

having low flush W.C.

FIRST FLOOR LANDING

with revealed timber beams and doors to:

BEDROOM ONE

5.27m x 3.63m (17' 3" x 11' 11") a generously proportioned room having cottage style window to front, double radiator and revealed wall beams adding to the charm and character.

BEDROOM TWO

3.65m x 3.32m (12' 0" x 10' 11") having window to rear and double radiator.

BEDROOM THREE

3.05m x 3.03m (10' 0" x 9' 11") having a recessed walk-in storage area, built-in cupboard, cottage style window to front and double radiator.



LUXURY RE-FITTED SHOWER ROOM

beautifully re-fitted with a large tiled shower cubicle with thermostatic shower fitment, granite topped vanity unit with glass wash hand bowl with free-standing mono bloc mixer tap and W.C. with concealed cistern, useful vanity store cupboards, window to rear, feature attractive wooden flooring, downlighters, extractor fan, chrome heated towel rail/radiator, exposed beams and brickwork.

OUTSIDE

The property is set back off the road with a wide plot which includes a block paved driveway and a pretty cottage foregarden having an access pathway beneath a Wisteria arch. There is a further lawned garden to the side of the cottage which has well stocked flower and herbaceous borders with hedged and fenced perimeters and gated access leading to the rear. To the rear of the cottage is a walled and fenced garden with flagstone patio and central circular raised border, further side herbaceous and flower borders, external lighting and cold water tap.



GARAGE

5.19m x 3.96m (17' 0" x 13' 0") with double divisional entrance door and personal access doors to both front and rear, fluorescent light and power points and pull-down ladder to eaves storage area.

COUNCIL TAX

Band E.

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



BARLEYCORN COTTAGE, 13 CHURCH ROAD, ALREWAS DE1 7BT

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.
 Made with Metropix ©2022

3 Bore Street, WS13 6LJ
 lichfield@billtandy.co.uk
 Tel: 01543 419400

www.billtandy.co.uk



Bill Tandy
 and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS