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28 Burway Meadow, Alrewas, Burton-on-Trent,
Staffordshire, DE13 7EB

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**28 Burway Meadow, Alrewas,
Burton-on-Trent, Staffordshire, DE13
7EB**

£295,000

Situated in the popular village of Alrewas and in this pleasant cul de sac location, this end town house property is available with vacant possession and no upward chain. Well presented throughout, the property has an attractive lounge/dining room and well fitted breakfast kitchen, together with the added benefit of a UPVC double glazed conservatory. The first floor boasts three bedrooms, with an en suite shower off the main bedroom, and a family bathroom. Being UPVC double glazed and with gas central heating this is an ideal opportunity for a first time buyer or downsizing purchaser. Alrewas village offers great local facilities with a choice of shops and pubs, and is well placed to access Lichfield, Tamworth and Burton upon Trent. To fully appreciate the accommodation on offer an early viewing is strongly recommended.



CANOPY PORCH

with wall lantern with PIR detector and obscure double glazed composite entrance door opening to:

ENTRANCE HALL

having double radiator, stairs leading off and door to:

FITTED GUESTS CLOAKROOM

having a close coupled W.C., pedestal wash hand basin, radiator, ceramic floor and wall tiling and obscure UPVC double glazed window to front.

LOUNGE/DINING ROOM

4.60m x 4.50m max (15' 1" x 14' 9" max) having a central traditional wooden fire surround with marble hearth and backing and inset living flame coal effect gas fire, UPVC double glazed windows to rear and side, two double radiators, useful under stairs storage cupboard with shelving, coving and UPVC double glazed door and side screen to:

CONSERVATORY

3.45m x 2.88m (11' 4" x 9' 5") being UPVC double glazed and having double doors out to the rear garden, Tru-fit blinds to the roof and double power point.

BREAKFAST KITCHEN

3.53m x 2.40m (11' 7" x 7' 10") having ample work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, space and plumbing for washing machine, space for electric cooker, single drainer sink unit with mixer tap, space for fridge/freezer, metro style tiled splashbacks, UPVC double glazed bay window to front, radiator, ceramic floor tiling, fluorescent light strip, radiator and cupboard housing the Alpha gas central heating boiler with timer.

FIRST FLOOR LANDING

having loft access hatch and doors leading off to:



BEDROOM ONE

3.50m x 3.20m max (11' 6" x 10' 6" max) having UPVC double glazed window to front, radiator and opening through to:

EN SUITE SHOWER

having a tiled shower cubicle with thermostatic shower fitment, double radiator, extractor fan and built-in airing cupboard housing the pre-lagged hot water cylinder.

BEDROOM TWO

3.00m x 2.43m (9' 10" x 8' 0") having UPVC double glazed window to rear and radiator.

BEDROOM THREE

2.84m max x 2.00m max (9' 4" max x 6' 7" max) an 'L' shaped room having UPVC double glazed window to rear and radiator.

BATHROOM

being fully tiled and having a panelled bath with mixer tap with shower attachment, pedestal wash hand basin, close coupled W.C., obscure UPVC double glazed window, radiator and mirrored medicine cabinet.



OUTSIDE

The property is set in the cul de sac with a well stocked herbaceous fore garden and pathway approach leading to the front door, and a side gated entrance and allocated parking driveway. To the rear of the property is a private garden with slabbed patio seating area, artificial lawn, well stocked flower and herbaceous borders, useful garden sheds and fenced perimeters.

COUNCIL TAX

Band C.

FURTHER INFORMATION/SUPPLIES

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

1ST FLOOR



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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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