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32 Micklehome Drive, Alrewas, Burton-on-Trent,
Staffordshire, DE13 7AT

Bill Tandy

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**32 Micklehome Drive, Alrewas,
Burton-on-Trent, Staffordshire, DE13
7AT**

£385,000

Bill Tandy and Company, Lichfield, are delighted in offering for sale this superbly extended and generously sized semi detached house, located in the highly sought after village of Alrewas. Positioned in the cul de sac section of Micklehome Drive, a superb range of village facilities are found within walking distance which include the recently opened bakery, cafe, a range of pubs, award-winning butchers, Co-op convenience store and fish and chip shop. The village is ideal for commuting with easy access to the nearby A38, the cathedral city of Lichfield, Burton upon Trent and Derby. The house briefly comprises reception hall, lounge with feature open fireplace, dining room, sitting area with bi-fold doors to garden, superbly improved breakfast kitchen, conservatory, four first floor bedrooms, one having an en suite shower room, and family bathroom. There is parking for numerous vehicles to the front and there is a garden to the rear. The property is offered with the benefit of no upward chain, and an early viewing is strongly encouraged.



CANOPY PORCH AREA

giving access to the UPVC double glazed front entrance door with window alongside which opens to:

RECEPTION HALL

having stairs to first floor, radiator, coats cupboard and window to front. Doors open to:

LOUNGE

5.23m x 3.02m (17' 2" x 9' 11") the feature and focal point of the room is the superb fireplace with slate hearth, cast-iron inset with recess for open fire, wooden surround and mantel above. There are sliding doors to the conservatory and access to:

DINING AREA

3.02m x 2.01m (9' 11" x 6' 7") having window to rear and radiator.

SITTING AREA

3.19m x 2.93m (10' 6" x 9' 7") opening into the breakfast kitchen and dining area this sitting area has bi-fold doors to the garden, radiator, laminate floor and leads to:

EXTENDED BREAKFAST KITCHEN

5.52m x 4.47m max (18' 1" x 14' 8" max) superbly improved with a range of cream Shaker style base cupboards and drawers with round edge work tops above, wall mounted cupboards, tiled splashback surround, glazed display cabinets with plate rack, inset one and a half bowl sink with swan neck mixer tap, Teknik range style multi-oven with five ring gas hob, stainless steel splashback and extractor fan above, wine cooler, integrated dishwasher, centrally positioned island with butchers block preparation work top and breakfast bar. Within the kitchen is a utility area with spaces ideal for tumble dryer, washing machine and fridge/freezer, understairs storage, cupboard housing the Worcester boiler, spotlighting and laminate floor.



DOUBLE GLAZED CONSERVATORY

4.95m x 2.23m (16' 3" x 7' 4") overlooking the rear garden and having double glazed French doors to side and laminate floor.

FIRST FLOOR LANDING

having double glazed window to front, radiator, loft access and doors opening to:

BEDROOM ONE

4.98m x 3.19m (16' 4" x 10' 6") having double glazed window to front, radiator, further loft access and door to:

EN SUITE SHOWER ROOM

3.17m x 1.40m (10' 5" x 4' 7") having obscure double glazed window to rear, chrome towel rail, tiled floor, contemporary suite comprising wall mounted vanity unit with inset wash hand basin, low flush W.C. and shower enclosure with shower appliance over and ceiling spotlighting.

BEDROOM TWO

3.94m x 3.03m max (12' 11" x 9' 11" max) having double glazed window to rear and radiator.

BEDROOM THREE

3.26m x 2.69m (10' 8" x 8' 10") having double glazed



window to front, radiator and useful over stairs storage cupboard.

BEDROOM FOUR/OFFICE

2.69m x 2.06m (8' 10" x 6' 9") having double glazed window to rear, radiator and laminate floor.

FAMILY BATHROOM

2.31m x 1.59m (7' 7" x 5' 3") having a modern white suite comprising vanity unit with inset wash hand basin, low flush W.C. and bath with shower appliance over, tiled splashback surround, tiled floor and double doored linen storage cupboard.

OUTSIDE

The property has a generous block paved and gravelled driveway to the front, and there is a side gate leading to the rear. To the rear of the property are decked and paved patio areas with a shaped lawn beyond.

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/>

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 prior to a sales memorandum being issued. This charge is non-refundable.

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.



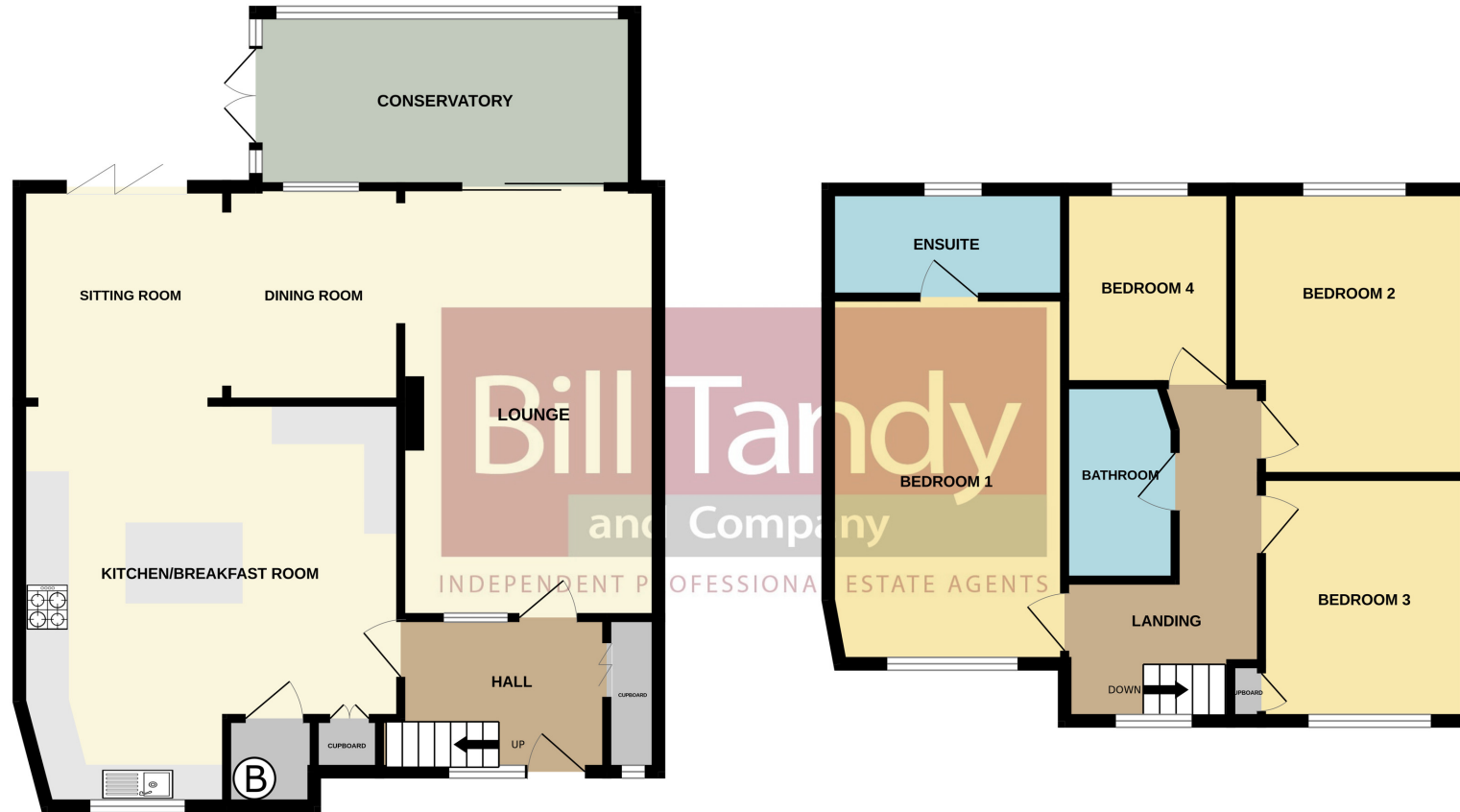
VIEWING

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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