



7 Taylor Grove, Bagnall Lock, Alrewas, Burton-on-Trent,  
Staffordshire, DE13 7DU

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 7 Taylor Grove, Bagnall Lock, Alrewas, Burton-on-Trent, Staffordshire, DE13 7DU

# £825,000

This luxury detached family home enjoys a stunning setting within the highly regarded village of Alrewas. Situated at the head of a private drive, there is a gated entrance onto the driveway with a detached double garage. The accommodation is impeccably presented throughout, and has been further improved with additions including skylight windows to the high vaulted ceiling in the kitchen, and a delightful timber-framed porch entrance. Originally designed with low energy in mind the property benefits from air-source heating, which is underfloor on the ground floor. The highly desirable village of Alrewas offers a delightful area to live, with great local facilities including a choice of shops, pubs, a popular primary school that feeds into John Taylor High School in Barton-under-Needwood, and a church. Just some six miles from the cathedral city of Lichfield, the nearby A38 provides excellent road links with Lichfield, Tamworth, Burton and the general West Midlands area easily accessible. To fully appreciate this beautiful family home with its impeccable presentation, an early viewing would be strongly recommended.



### TIMBER FRAMED AND TILED PORCH

a very attractive addition to the property with up-and-down wall lanterns and composite UPVC entrance door opening to:

### IMPRESSIVE RECEPTION HALL

having feature tiled flooring perfect for gaining the full benefit of the air source underfloor heating, low energy downlighters and door to:

### FITTED GUESTS CLOAKROOM

having close coupled W.C., pedestal wash hand basin with tiled splashback, low energy downlighters and extractor fan.

### ATTRACTIVE SITTING ROOM

5.25m x 4.87m (17' 3" x 16' 0") having a central fireplace recess with slate hearth and multi-fuel burner with decorative wooden mantle and media points for a wall mounted T.V., sealed unit double glazed windows on two sides and feature tiled flooring.

### STUNNING FAMILY BREAKFAST KITCHEN

having high vaulted ceiling with twin skylights, low energy downlighters and high glazed windows, bi-fold doors and glazed screen open out onto the rear garden. The kitchen area has top quality quartz work tops, base storage cupboards and drawers, central island unit with breakfast bar overhang and one and a half bowl sink with mono bloc mixer tap, integrated appliances include double oven and microwave, fridge, freezer, dishwasher and four ring induction hob with extractor hood, all Siemens appliances, and ample space for dining table and soft seating area.

### UTILITY ROOM

similarly fitted to the kitchen with further quartz work top with sink, base storage cupboards, wall mounted storage cupboards, plumbing for washing machine and UPVC double glazed door opening to the rear garden.

### BEDROOM TWO

4.40m x 2.84m (14' 5" x 9' 4") having two UPVC double glazed windows to front.

### BEDROOM THREE

3.83m x 3.11m (12' 7" x 10' 2") having UPVC double glazed double French doors opening out to the rear garden.



### BATHROOM

stylishly fitted with a panelled bath with concealed mixer, separate tiled shower cubicle with bi-fold screen and thermostatic shower with drencher shower, wall mounted wash hand basin with mono bloc mixer tap and close coupled W.C., electric shaver point, mirrored medicine cabinet, chrome heated towel rail/radiator, ceramic floor and wall tiling, extractor fan, low energy downlighters and obscure UPVC double glazed window.

### FIRST FLOOR LANDING

approached via a staircase with a spindle balustrade and Velux skylight and having useful cupboard housing the hot water cylinder and central heating heat pump.

### MASTER BEDROOM

4.16m x 3.80m (13' 8" x 12' 6") having UPVC double glazed dormer window to rear, double radiator and built-in walk-in wardrobe with automatic lighting and excellent shelving, hanging and drawer space. Door to:

### EN SUITE SHOWER ROOM

having generous tiled shower cubicle with thermostatic shower fitment with drencher shower, vanity unit with wash hand basin and cupboard beneath and close coupled W.C., ceramic floor and wall tiling, chrome heated towel rail/radiator, vanity wall mirror, electric shaver point, obscure UPVC double glazed window, extractor and low energy downlighters.



## BEDROOM FOUR

4.93m x 3.10m (16' 2" x 10' 2") currently used as a dressing room having six doored wardrobe, central dressing table with overhead storage cupboards, drawer and vanity mirror, Velux skylight to front, window to side, double radiator and low energy downlighters.

## OUTSIDE

The property is set back off the private road with a five bar gated entrance for both vehicular and personal use, with a post and rail fence forming the front boundary. The driveway opens to a generous block paved parking and turning area with lawns on three sides together with laurel hedging and close board fencing. A side gated entrance leads to the rear garden. To the rear is a superb very private rear garden with attractive flagstone patio and curved pathway leading to a further patio seating area perfect for enjoying afternoon sunshine, close board fencing, shaped lawn, herbaceous borders, external lighting, useful cold water tap and power point.

## DOUBLE GARAGE

5.86m x 5.81m (19' 3" x 19' 1") approached via an up and over electric sectional garage door and having light and power.

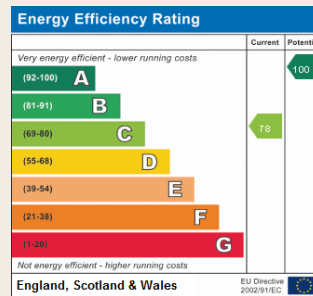
## COUNCIL TAX

Band F.



## FURTHER INFORMATION/SUPPLIES

Mains electricity and water connected. There is no gas and a private sewerage system. Broadband 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

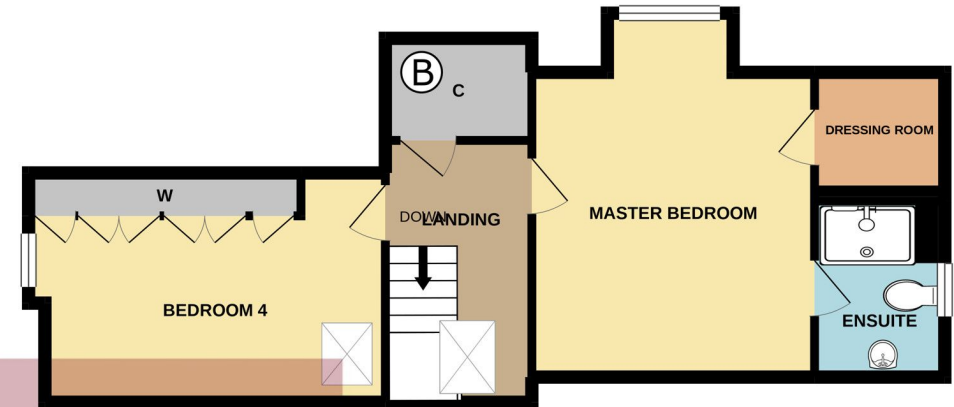
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

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



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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