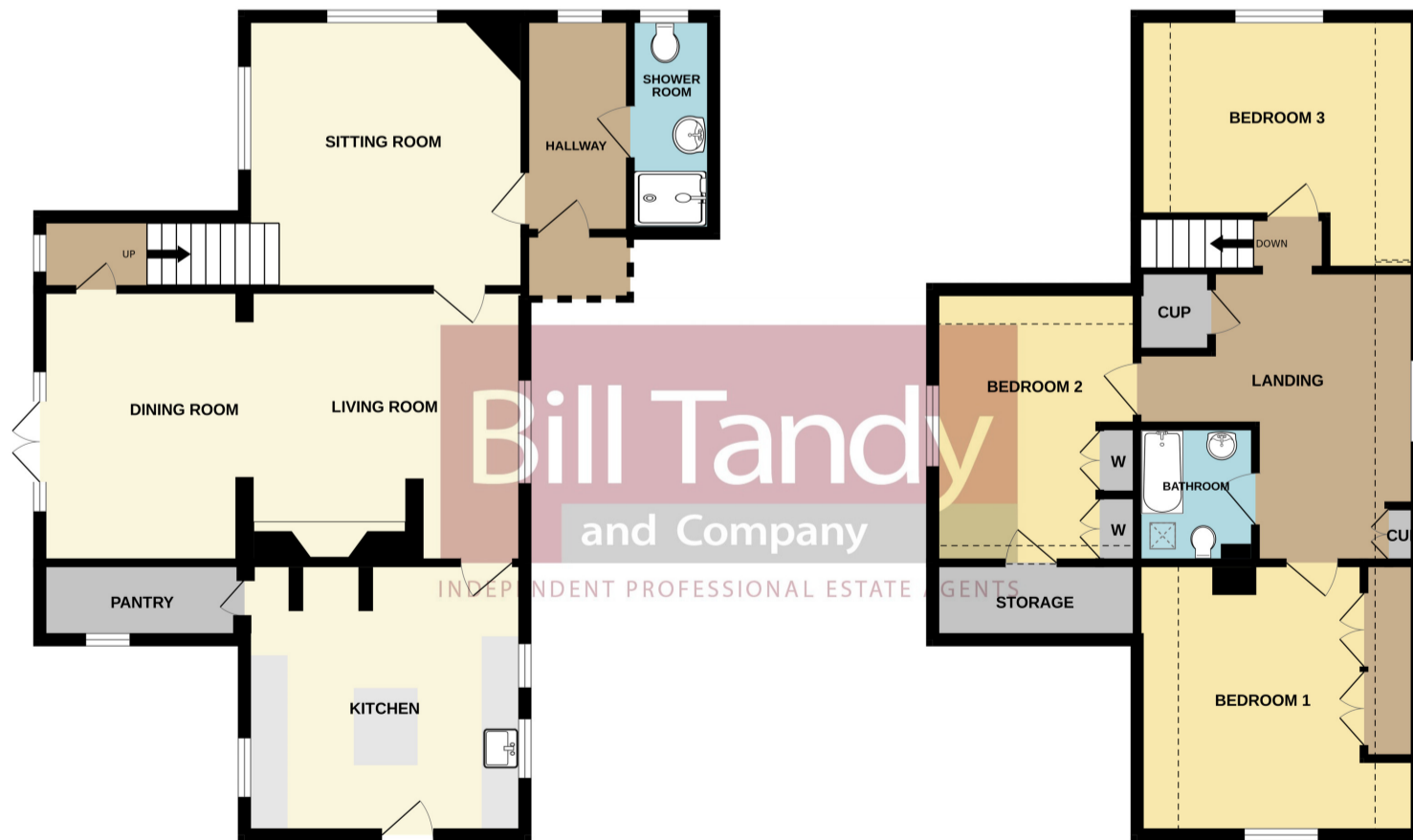




GROUND FLOOR

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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**Wisteria Cottage, 74 Park Road,
Alrewas, Burton-on-Trent,
Staffordshire, DE13 7AJ**

£650,000 Freehold

This delightful 17th Century Grade 2 Listed cottage enjoys a most charming location within the popular village of Alrewas. Pretty as a picture, the cottage has an abundance of natural charm with its delightful eyebrow window to the front aspect creating a most appealing street scene. The cottage has been lovingly cared for and much improved and offers a surprisingly spacious accommodation layout. The ground floor boasts a very spacious through lounge and dining room with a comfortable additional sitting room along with fitted breakfast kitchen and ground floor shower room. The first floor has three double dormer style bedrooms along with well fitted family bathroom. With its quintessential English style, the cottage is sure to have wide appeal and an early viewing would be strongly recommended.



TILED CANOPY PORCH

with wall lantern and entrance door opening to:

RECEPTION HALL

with feature oak flooring, leaded window to side, radiator, door to:

LUXURY SHOWER ROOM

with large tiled shower cubicle with thermostatic fitment with hose and drencher shower, close coupled W.C., wash hand basin with tiled splashback, floor tiling, obscure leaded glazed window to side, radiator, and extractor fan.

SNUG

3.67m x 4.05m (12' 0" x 13' 3") with feature corner multi-fuel log burner standing off a marble hearth, continuation of the oak flooring, leaded window to side, window to rear, double radiator and door through to:

GENEROUS LOUNGE AND DINING ROOM

4.44m x 7m (14' 7" x 23' 0") This beautiful room is dominated by the feature inglenook fireplace which has a cast iron multi-fuel burner standing off a raised quarry tiled hearth with traditional timber mantle and concealed lighting flanked by brick projection. The room has feature oak flooring throughout with double glazed double French doors opening to the rear garden with fitted wooden shutters, beams to ceiling, wall light points and double and single radiators. A door opens to:



BREAKFAST KITCHEN

3.98m x 4.06m (13' 1" x 13' 4") Stylishly fitted with granite work tops, base storage cupboards and drawers, under mounted Belfast style enamel sink with mixer tap, space for a tumble dryer, integrated dishwasher with matching facias, recess for a range type cooker, glazed display cabinets, central island unit with natural wood worktop with further base storage cupboards and drawers, twin leaded glazed windows to front, further window to rear, and door to outside. Double radiator, quarry tiled flooring and to WALK IN PANTRY with excellent shelving and wall mounted Vaillant gas central heating boiler, space and plumbing for washing machine and window.

GENEROUS LANDING

being approached by a staircase and having feature eyebrow window to front, double radiator, revealed beam and useful built-in linen storage cupboard.

BEDROOM ONE

4m x 4.16m (13' 1" x 13' 8") With two double doored fitted wardrobes with further double store cupboard, double radiator, revealed wall and ceiling beams.



BEDROOM TWO

2.85m x 4.38m (9' 4" x 14' 4") with fitted wardrobe with additional store cupboard and drawer space, under eaves storage cupboard, radiator, window to rear with fitted shutters.

BEDROOM THREE

2.61m x 4m overall (8' 7" x 13' 1") with leaded window to side and double radiator and exposed beams.

FAMILY BATHROOM

having a suite comprising panelled bath with glazed shower screen and thermostatic shower fitment with shower hose and drencher shower, heritage suite comprising a pedestal wash hand basin and W.C., skylight window, ceramic wall tiling, Kardean flooring, heated towel rail and double radiator and vanity light.



OUTSIDE

The property is set back off the road with a charming foregarden with the yew hedge perimeter and private driveway providing parking for one to two cars.

To the rear of the property is a lovely cottage garden with blue brick patio seating area and pathway with well tended lawn and mature flower and herbaceous shrub display borders with wrought iron fencing, laurel screening and established trees and shrubs.

AGENTS NOTES

The original title to the cottage is being divided to create Number 72 and 74. Ownership of the initial part of the driveway to 72 will remain with 74 with Number 72 having a permanent right of way access.

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.