



5 Furlong Close, Alrewas, Burton-on-Trent, Staffordshire

DE13 7EF  
Bill Tandy  
and Company

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 5 Furlong Close, Alrewas, Burton-on-Trent, Staffordshire, DE13 7EF

# £375,000

Enjoying a lovely peaceful cul de sac location close to the popular village primary school, is this superbly extended and beautifully presented semi detached family home. The deceptive frontage belies the superb plot which widens significantly to the rear to provide a very generous mature and private garden, which will be a delight for the keen gardener. The property itself has been very well cared for and the extensions provide a range of accommodation perfect for a growing family. With four bedrooms on the first floor, along with two shower rooms, the property has three reception areas and a very generous breakfast kitchen. The local village provides great facilities and is perfectly positioned to access Lichfield and beyond with the neighbouring A38 providing good commuter links. A rare opportunity in this lovely cul de sac, an early viewing of this very fine home would be strongly recommended.



### RECEPTION HALL

approached via a UPVC double glazed composite entrance door with stained glass insert flanked by double glazed side screen and having laminate floored threshold, stairs leading off, radiator and coving.

### LOUNGE

4.27m x 3.23m (14' 0" x 10' 7") having a natural stone fireplace with raised polished slate hearth and inset living flame coal effect gas fire, coving, sealed unit double glazed bow window to front and opening through to:

### SITTING ROOM

3.20m x 2.67m (10' 6" x 8' 9") a continuation of the lounge having radiator and sealed unit double glazed double French doors opening out onto the rear garden.

### EXTENDED FAMILY DINING ROOM

5.36m x 3.36m (17' 7" x 11' 0") a generous room having coving, sealed unit double glazed window overlooking the rear garden, radiator and door to:

### FAMILY BREAKFAST KITCHEN

5.56m x 2.55m (18' 3" x 8' 4") generously proportioned and having extensive pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, double bowl stainless steel sink unit with mixer tap, space for range type cooker, breakfast bar, radiator, co-ordinated tiled splashbacks, three sealed unit double glazed windows on dual aspect, useful built-in pantry store cupboard with shelving, tiled flooring and door to:

### LAUNDRY

having further pre-formed work surface space, space and plumbing for washing machine and tumble dryer, sealed unit double glazed window and UPVC door to outside.

### GUESTS CLOAKROOM

having W.C., wash hand basin with tiled splashback, radiator and obscure double glazed window.



### FIRST FLOOR SPLIT LANDING

having loft access hatch.

### BEDROOM ONE

4.40m x 2.60m (14' 5" x 8' 6") forming part of the extension and having sealed unit double glazed window to front, radiator and door to:

### ADJACENT SHOWER ROOM

being fully tiled and having a shower cubicle with electric shower fitment, traditional style enamel wash hand basin on chrome stand, heated towel rail/radiator, obscure glazed window and low energy downlighters.

### BEDROOM TWO

4.27m x 3.22m (14' 0" x 10' 7") having two double doored built-in wardrobes, radiator and sealed unit double glazed window to front.

### BEDROOM THREE

3.20m x 2.70m (10' 6" x 8' 10") having sealed unit double glazed window to rear and radiator.

### BEDROOM FOUR

3.33m max x 2.14m max (10' 11" max x 7' 0" max) having the stair bulkhead above which is a useful store cupboard, sealed unit double glazed window to front and radiator.



### SHOWER ROOM

having a double shower cubicle tray with aqua panelling and thermostatic shower fitment with glazed screen and pedestal wash hand basin, double radiator, central heating timer, obscure sealed unit double glazed window to rear, ceramic wall tiling and cupboard housing the Viessman combination gas central heating boiler.

### SEPARATE W.C.

having close coupled W.C., ceramic wall tiling and obscure sealed unit double glazed window.

### OUTSIDE

The property is set back from the road with a block paved driveway providing parking for a couple of cars, flanked by a neat lawned foregarden with side gated entrance leading to the rear. To the rear of the property is an absolute delight with a very generous large garden which widens significantly to the rear and is set to lawn with mature shrubs and trees, well defined perimeters and a good degree of privacy.

### GARAGE

5.11m x 2.47m (16' 9" x 8' 1") a brick garage approached via double divisional entrance door and having UPVC double glazed window, light and power.



### WORKSHOP

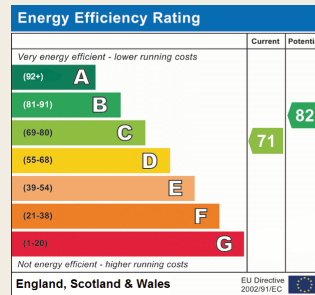
3.14m x 2.27m (10' 4" x 7' 5") situated at the rear of the garage and having UPVC double glazed entrance door, double glazed window and light and power.

### COUNCIL TAX

Band D.

### FURTHER INFORMATION

Mains drainage and water connected. Electricity and gas connected. Telephone and 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.

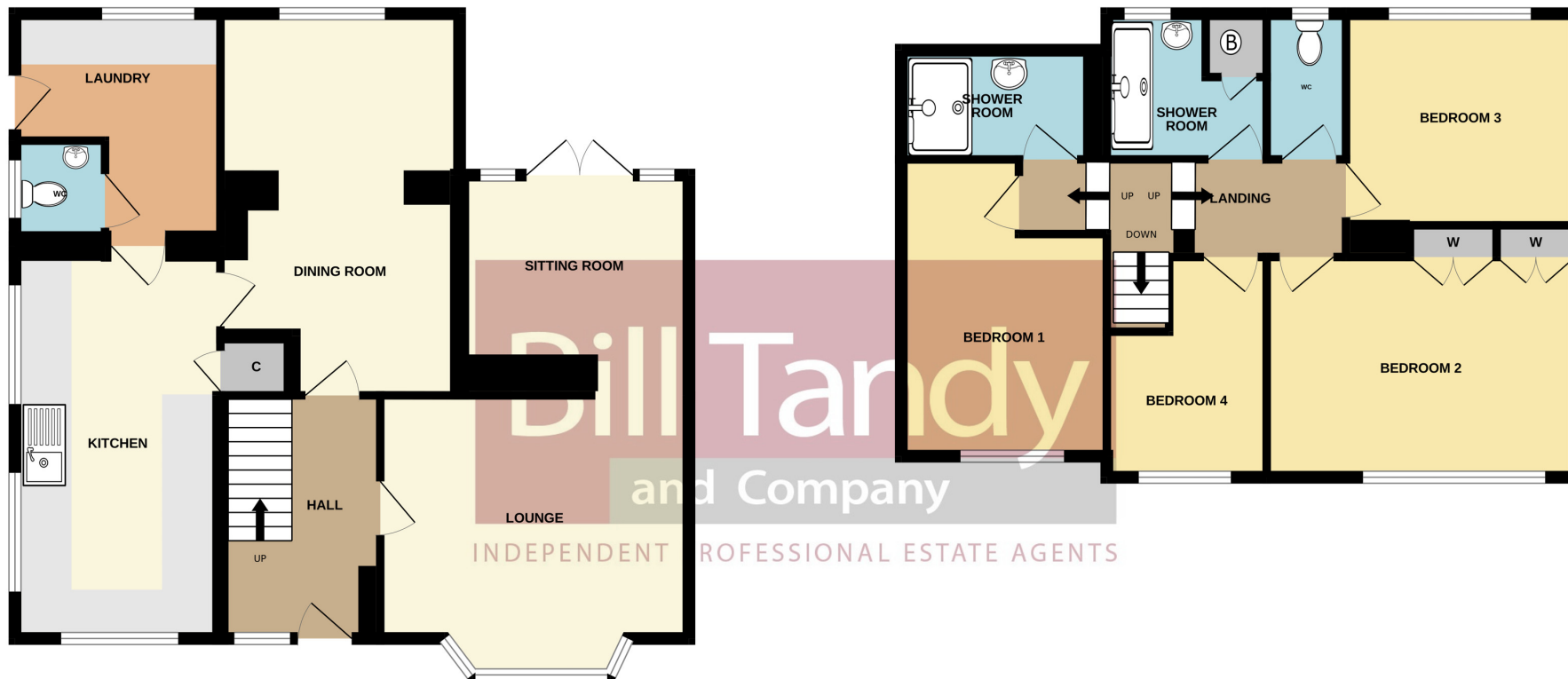
### VIEWING

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



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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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