



1 Puddledock Grove, Alrewas, Burton-on-Trent,  
Staffordshire, DE13 7AH

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS



# 1 Puddledock Grove, Alrewas, Burton-on-Trent, Staffordshire, DE13 7AH

## £600,000 NO CHAIN

A truly delightful property which is exquisitely presented and perfectly maintained, set within a private gated courtyard within this most desirable of villages. Puddledock Grove was developed a few years ago and comprises of just seven quality properties all built with reclaimed style and brick and tile which enhances the natural character of the area. This delightful home has been not only beautifully maintained by the present owner, but also improved and extended to provide a most comfortable and stylish residence which would be perfect for many buyer's needs. With four reception rooms and four double bedrooms the property provides a very flexible and generous accommodation layout, which is further enhanced by the professionally landscaped and easily maintained rear garden. The village of Alrewas enjoys tremendous popularity, given not only its convenient position but also the excellent amenities within the village. A good choice of shops, pubs, canalside walks and highly regarded primary school feeding to John Taylor school in Barton under Needwood are just some of the excellent facilities on offer. Given the combination of location, exquisite presentation and great local facilities, a viewing of this fine property must be high on any potential buyer's priority list.



### CANOPY PORCH

with timber pillars, external up and down wall light and entrance door with obscure glazed insert opening to:

### IMPRESSIVE RECEPTION HALL

having feature tiled flooring with zoned underfloor heating, built-in coats store cupboard, stairs leading off and thermostat control.

### FITTED GUESTS CLOAKROOM

having Villeroy and Boch suite comprising W.C. with concealed cistern and vanity wash hand basin with mono bloc mixer tap, co-ordinated ceramic wall tiling, Xpelair extractor, downlighters and tiled flooring with underfloor heating.

### FAMILY LIVING ROOM

4.71m x 4.29m (15' 5" x 14' 1") having wide Jeldwen timber double glazed double French doors opening out to the rear garden and window to same, useful under stairs storage cupboard, double radiator and LCD timer control for central heating.

### STUDY/PLAYROOM

3.47m max x 3.10m (11' 5" max x 10' 2") having Jeldwen timber double glazed window to front and radiator.

### FAMILY DINING ROOM

3.58m x 3.43m (11' 9" x 11' 3") having Jeldwen timber double glazed window to front, tiled flooring with underfloor heating and archway opening to:



### LUXURY KITCHEN

4.58m x 3.40m (15' 0" x 11' 2") having granite work tops with base storage cupboards and drawers, matching wall mounted storage cupboards, built-in Neff electric oven and grill, combination microwave oven and grill with warming drawer, integrated dishwasher, fridge/freezer and washer/dryer each with matching fascias, pull-out larder drawer, large central granite topped island unit with inset Neff five ring induction hob with contemporary extractor fan and further base storage cupboards and drawers with breakfast bar overhang, low energy downlighters, tiled flooring with underfloor heating, sink with mono bloc swan neck mixer tap, co-ordinated tiled splashbacks and archway to:

### CHARMING SITTING ROOM

3.69m x 3.03m (12' 1" x 9' 11") a delightful addition to the property having UPVC double glazed sliding patio door to the rear garden and window to same, sky lantern flooding the room with natural light, tiled flooring with underfloor heating and low energy downlighters.

### GENEROUS FIRST FLOOR LANDING

having built-in cupboard housing the dual pressurised hot water system, Glow-worm gas central heating boiler, loft hatch with pulldown ladder and doors leading off to:



### BEDROOM ONE

4.30m x 3.74m (14' 1" x 12' 3") having fitted wardrobes, Jeldwen timber double glazed window to front, radiator and door to:

### LUXURY EN SUITE SHOWER ROOM

having Villeroy and Boch sanitaryware comprising tiled shower cubicle with Grohe thermostatic shower fitment, W.C. with concealed cistern and wash hand basin with mono bloc mixer tap, comprehensive ceramic floor and wall tiling, electric shaver point, extractor fan and chrome heated towel rail/radiator.

### BEDROOM TWO

3.91m x 3.37m (12' 10" x 11' 1") having fitted wardrobes, Jeldwen timber double glazed window to rear and radiator.

### BEDROOM THREE

3.17m x 3.15m (10' 5" x 10' 4") having fitted wardrobes, radiator and Jeldwen timber double glazed window to front.

### BEDROOM FOUR

3.49m x 2.82m (11' 5" x 9' 3") having fitted wardrobes, radiator and twin Keylite timber skylights with integral blinds.



### FAMILY BATHROOM

having a freestanding bath with mono bloc mixer tap and shower attachment, Villeroy and Boch sanitaryware comprising W.C. with concealed cistern and wash hand basin with mono bloc mixer tap, tiled shower cubicle with Grohe thermostatic shower fitment, low energy downlighters, extractor fan and comprehensive ceramic floor and wall tiling.

### OUTSIDE

The property shares a gated entrance with secure entry system which leads to the courtyard of Puddledock Grove. The property has a paved parking area for up to four cars, together with a timber framed car port with tiled roof including a fluorescent light and useful storage area. To the rear of the property is a professionally landscaped garden designed for ease of maintenance with walled and fenced perimeters, ceramic tiled patio seating area with raised composite decking, attractive planted borders, gated access to the front, external lighting, power point and cold water tap.

### COUNCIL TAX

Band G.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### 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

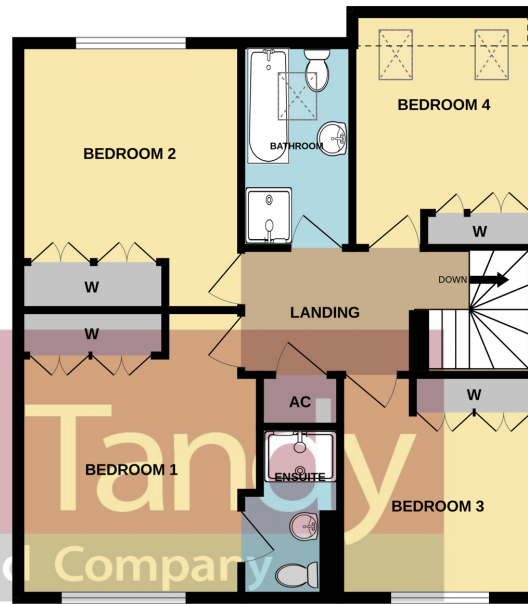
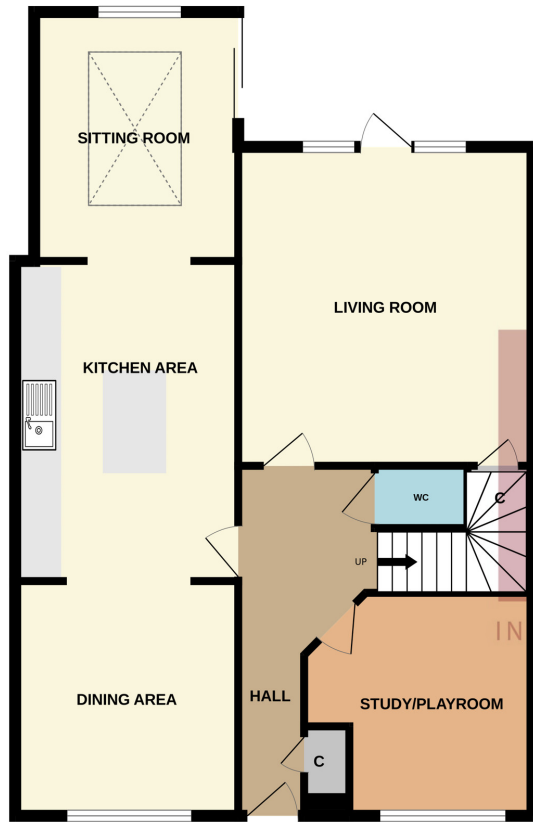
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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

PARKING & STORAGE



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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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