



23 Churchill Crescent, Alrewas, Burton-on-Trent,
Staffordshire, DE13 7EH

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

23 Churchill Crescent, Alrewas, Burton-on-Trent, Staffordshire, DE13 7EH

£350,000

Bill Tandy and Company are delighted to offer for sale this generously sized semi detached property which has been superbly extended and is set on a generous and larger than average plot with superb gardens to front, side and rear. The house itself, which has the benefit of no upward chain, needs to be viewed to be fully appreciated, and briefly comprises entrance porch, through lounge/dining room, kitchen, rear and side conservatories, study/family room, four first floor bedrooms and bathroom and a second floor with loft eaves storage and loft bedroom five. Outside there are generous front, side and rear gardens with parking to the front and extended garage. The property is located within the sought after village of Alrewas with its superb range of amenities which are found within walking distance of the property and include butchers, traditional pubs, coffee shop, hairdressers, Co-op, doctors surgery, pharmacy and dentists. There is access to the Trent and Mersey canal providing lovely walks, and the property is located within an outstanding Ofsted school catchment area including All Saints primary school which feeds to John Taylor high school in Barton under Needwood. There is good commuter access with the nearby A38, A50 and M6 toll roads with rail stations found in Burton upon Trent and Lichfield providing links to Birmingham, Derby and London.



ENTRANCE PORCH

having an obscure double glazed entrance door with window alongside, tiled floor and internal door opens to:

LOUNGE/DINING ROOM

8.36m x 3.05m (27' 5" x 10' 0") this generously sized reception room has double glazed window to front, centrally positioned staircase rising to the first floor accommodation, warm air vent, double doors to conservatory and further doors open to:

FAMILY ROOM/OFFICE

5.24m x 2.06m (17' 2" x 6' 9") this versatile additional reception room has double glazed window to front, wooden flooring and double doored meter cupboard.

UPVC DOUBLE GLAZED CONSERVATORY

2.61m x 2.35m (8' 7" x 7' 9") having all year round roof with spotlights, French doors to the rear garden and laminate flooring.

KITCHEN

4.51m x 2.07m (14' 10" x 6' 9") having double glazed windows to side and rear, base storage cupboards with round edge work tops above, matching wall mounted storage cupboards, inset stainless steel sink with drainer, spaces for fridge, washing machine and cooker and cupboard housing the warm air boiler. Side door opens to:

UPVC DOUBLE GLAZED SIDE CONSERVATORY

2.83m x 1.96m (9' 3" x 6' 5") this second conservatory has an all year round pitched roof and double glazed doors to front and rear.

FIRST FLOOR LANDING

having electric heater, airing cupboard, staircase rising to the second floor and doors open to:

BEDROOM ONE

3.45m max x 2.57m (11' 4" max x 8' 5") having double glazed window to front, fitted wardrobes and useful store cupboard.



BEDROOM TWO

3.45m x 2.59m (11' 4" x 8' 6") having double glazed window to front and fitted wardrobe.

BEDROOM THREE

2.95m x 2.58m (9' 8" x 8' 6") having double glazed window to rear and laminate flooring.

BEDROOM FOUR

having double glazed window to rear, laminate flooring and double wardrobe.

BATHROOM

1.83m x 1.64m (6' 0" x 5' 5") having obscure double glazed window to side and suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with Triton shower appliance over.

SECOND FLOOR LANDING

having door to loft eaves storage and further door opening to:

'L' SHAPED BEDROOM FIVE

5.39m max x 3.97m max (17' 8" max x 13' 0" max) this top floor bedroom has three double glazed windows to rear, useful storage, shelving and handrail.



OUTSIDE

The property is superbly positioned on a generous sized corner plot with gardens to front, side and rear. To the front of the property is a block paved driveway providing parking and leading to the garage. There are well established flower bed borders and hedging. To the side of the property is a paved pathway leading with external tap and security lighting, and leads to a greenhouse to the rear and the side conservatory. One of the distinct features of the property is its generous sized rear garden having patio, shaped lawned areas, vegetable patch, storage shed and well established shrubs and hedging.

GARAGE

5.77m x 3.26m (18' 11" x 10' 8") approached via a roller shutter entrance door and having rear courtesy door leading to the side garden, obscure double glazed window to rear. light and power supply and very useful loft storage above.

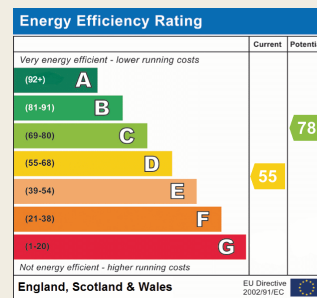
COUNCIL TAX

Band C.



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

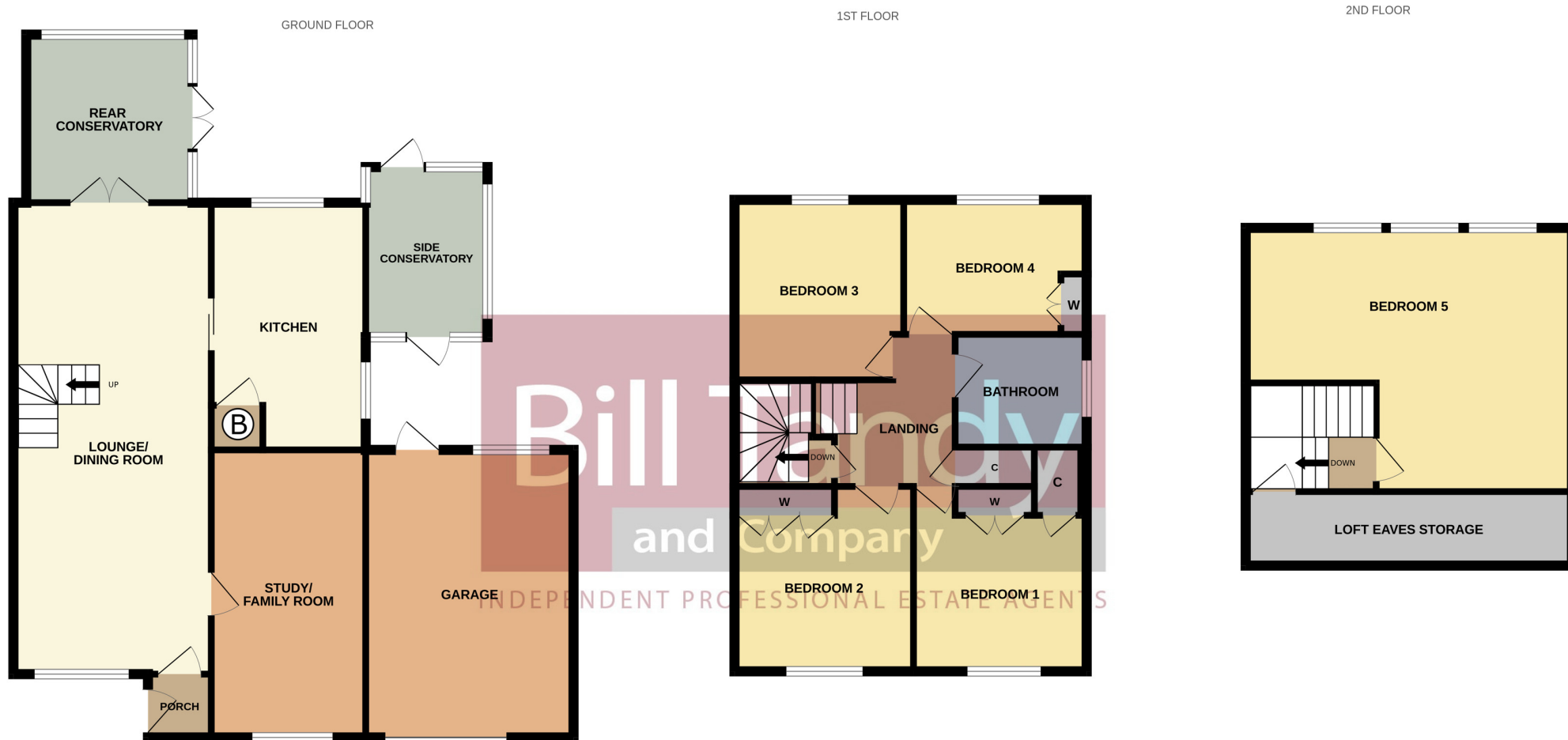
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



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

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.



23, CHURCHILL CRESCENT, ALREWAS, DE13 7EH

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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