



17 Main Street, Alrewas, Burton-on-Trent, Staffordshire,
DE13 7AA

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£625,000

Bill Tandy and Company are delighted to offer for sale this well presented, improved and extended traditional detached dwelling located in the popular and sought after village of Alrewas, and is set within the picturesque Conservation Area beside the River Trent. Alrewas is home to a superb range of amenities within walking distance of the property including butchers, traditional pubs, coffee shop, hairdressers, Co-op, doctors surgery, pharmacy and dentists. Its position provides swift access onto the Trent and Mersey canal network providing many rural walks to be enjoyed. The property is located in an outstanding Ofsted school catchment area including the All Sants Primary school which feeds to John Taylor high school in Barton under Needwood. Alrewas is well placed for the commuter with nearby A38, A50 and M6 toll road, and there are rail stations in Burton upon Trent and Lichfield providing links to Birmingham, Derby and London, whilst international airports can be found in Manchester, Birmingham or East Midlands all a short distance away. The property itself, which we strongly urge is viewed internally, enjoys modern updated accommodation whilst still retaining many traditional features and comprises hall, guests cloakroom, sitting room, dining/family room, 'L' shaped family dining kitchen, four first floor bedrooms, one having an en suite bathroom, and main bathroom. There is ample parking to the front, a single garage and superb sized rear garden.



ARCHED RECESSED PORCH

having traditional leaded light stained glass door opening to:

RECEPTION HALL

having obscure double glazed windows either side of the entrance door, further double glazed window to rear, radiator, stairs to first floor with under stairs cupboard and oak doors lead off to:

GUESTS CLOAKROOM

having an obscure double glazed window to front, radiator and suite comprising pedestal wash hand basin with tiled surround and low flush W.C.

SITTING ROOM

7.11m x 3.38m (23' 4" x 11' 1") having double glazed window to side, double glazed windows and French door open to the rear garden, two radiators and a feature focal point cast-iron log burner set in a recess on a tiled hearth.

DINING/FAMILY ROOM

3.55m x 3.40m into bay (11' 8" x 11' 2" into bay) this versatile second reception room, currently used as a family room, would be ideal as a snug or home office having double glazed walk-in square bay window to front and radiator.

'L' SHAPED DINING KITCHEN

6.77m max (3.59m min) x 6.40m max (22' 3" max 11' 9" min x 21' 0" max) this superb sized room located to the rear has double glazed windows and French doors opening to the rear garden, upright designer radiators, ceiling light points and spotlighting, base cupboards and drawers with wooden preparation work tops above, tiled splashback surround, matching wall mounted cupboards, inset double Rangemaster ceramic Belfast sink, inset Hotpoint oven with four ring gas hob and extractor fan above, recessed space for microwave and spaces ideal for white goods including dishwasher, washing machine, tumble dryer and fridge/freezer.



INNER LOBBY

2.14m x 1.88m (7' 0" x 6' 2") this useful inner lobby is ideal for extra storage or even a desk having a double glazed window to side, laminate flooring and two larder cupboards.

FIRST FLOOR LANDING

having double glazed window to side, loft access, airing cupboard and doors open to:

BEDROOM ONE

4.71m x 3.28m (15' 5" x 10' 9") having double glazed windows overlooking the rear garden, radiator, built-in double wardrobe and double doors open to:

EN SUITE BATHROOM

3.28m x 1.76m (10' 9" x 5' 9") having an obscure double glazed window to side, radiator, tiled flooring and suite comprising Heritage wash hand basin with storage units below, low flush W.C., corner bath with tiled surround and shower head attachment.

BEDROOM TWO

3.61m x 3.54m (11' 10" x 11' 7") having double glazed window to front and radiator.

BEDROOM THREE

3.38m x 2.11m (11' 1" x 6' 11") having double glazed window to side and radiator.



BEDROOM FOUR

3.31m into recess x 2.17m (10' 10" into recess x 7' 1") extending into the side recess this fourth bedroom is an ideal working from home space having double glazed window to front and radiator.

BATHROOM

2.13m x 1.86m (7' 0" x 6' 1") having obscure double glazed window to side, radiator and suite comprising pedestal wash hand basin with tiled surround, low flush W.C., bath with shower appliance over.

OUTSIDE

To the front of the property is a gravelled and concrete driveway providing parking for a range of numerous vehicles and leading to the garage. There is a lawned foregarden with mature tree and hedging for screening. To the rear of the property is a generously sized garden having paved patio entertaining space, circular shaped paved feature with gravelled surround, shaped lawned area, well stocked mature flower bed borders, useful side access, summerhouse, shed and fenced and hedged perimeters.



GARAGE

6.06m x 2.69m (19' 11" x 8' 10") being approached via an up and over entrance door and having courtesy door to rear garden and light and power supply.

COUNCIL TAX

Band F.

FURTHER INFORMATION

Mains drainage and water connected. Electricity and Gas connected. Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		78
C		
(55-68)	63	
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



17 MAIN STREET, ALREWAS DE13 7AA

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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