



Bill Tandy
and Company
FOR SALE
01543 419400
billtandy.co.uk

2 Poppy Gardens, Alrewas, Burton-on-Trent,
Staffordshire, DE13 7EY

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

2 Poppy Gardens, Alrewas, Burton-on-Trent, Staffordshire, DE13 7EY

£275,000

Bill Tandy and Company are delighted to offer for sale this modern 3 bedroom semi-detached house, located in the popular & incredibly sought-after rural village of Alrewas which is set within a picturesque Conservation area beside the River Trent. The property which benefits from no upward chain is located on a small yet popular cul-de-sac position in the heart of the Village whilst offering superb nearby commuting links. The property comprises a reception hall, lounge, dining room, modern kitchen, three bedrooms, bathroom, parking to front, garage and gardens.



LOCATION

Alrewas is home to a superb range of everyday amenities including a popular Butchers, traditional pubs, coffee shop, hair dressers, a Co-op, doctors surgery, pharmacy & dentists. It's position provides swift access onto the Trent & Mersey Canal network where many rural walks can be enjoyed.

The property lies within an Ofsted 'Outstanding' school catchment area including the All Saints primary school which feeds into John Taylor High School in Barton under Needwood. It also benefits from being well placed for access to the commuter routes A38, A50 & M6. Rail stations at Burton on Trent & Lichfield provide regular rail links to Birmingham, Derby & London (in 80 mins from Lichfield) also the International airports of Manchester, Birmingham & East Midlands are all within an easy drive.

ON THE GROUND FLOOR

HALL

LOUNGE

3.68m x 3.96m (12' 1" x 13' 0")

DINING ROOM

2.28m x 2.68m (7' 6" x 8' 10")

KITCHEN

2.17m x 2.64m (7' 1" x 8' 8")

ON THE FIRST FLOOR

BEDROOM 1

4.73m x 3.48m (15' 6" x 11' 5")

BEDROOM 2

2.78m x 2.32m (9' 1" x 7' 7")

BEDROOM 3

1.76m x 2m (5' 9" x 6' 7")



BATHROOM

1.76m x 1.68m (5' 9" x 5' 6")

OUTSIDE

PARKING

With a front tarmac driveway with additional gravelled area. Access to front door and garage.

GARAGE

2.78m x 5.12m (9' 1" x 16' 10") With up and over front door, rear courtesy door to garden.

COUNCIL TAX BAND C

FURTHER INFORMATION/SUPPLIERS:

Drainage – Mains drainage and Water supply
Electric and gas 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	86
(69-80) C	
(55-68) D	67
(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.

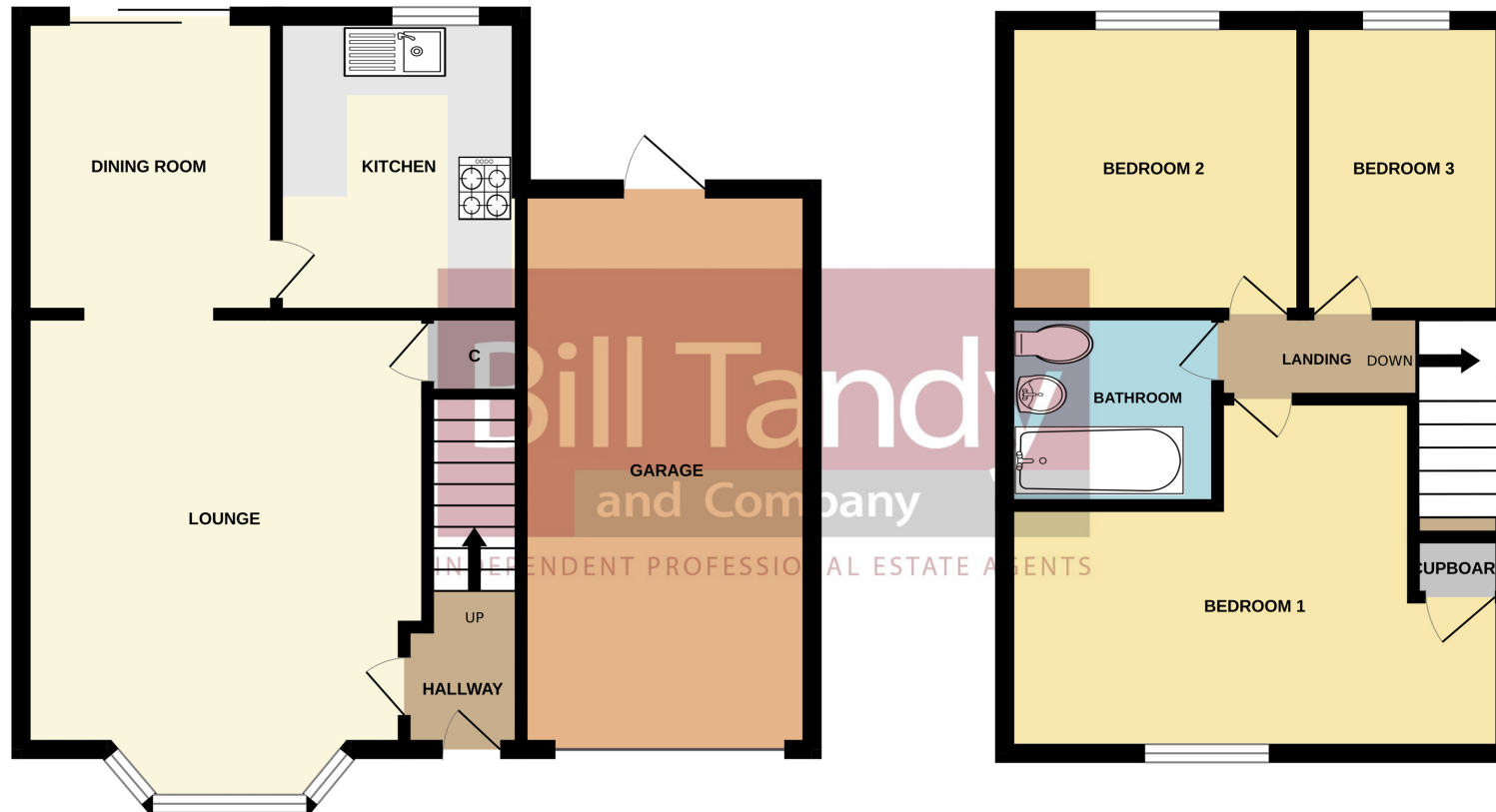
VIEWING

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



2 POPPY GARDENS, ALREWAS DE13 7EY

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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