

# Micklehome Drive

Alrewas, Burton-on-Trent, DE13 7AU



A stunning recently refurbished property with contemporary styling situated within the highly sought-after village of Alrewas.

£325,000



John German

This three bedroom semi detached family home has been beautifully refurbished by its current owners to offer a vast open plan living/dining/kitchen space downstairs along with three bedrooms and a luxury family shower room upstairs.

This property sits proudly on Micklehome Drive, situated within the desirable village of Alrewas with its superb range of amenities including a popular butchers, Co-op, country pub, The Bank Coffee Shop, doctors, pharmacy and dentist, together with beautiful canal side walks. For commuters, nearby road links include the A38, A50 and M6 and there are a choice of rail stations at Lichfield and Burton-on-Trent. The property lies in the catchment area for All Saint's Primary School in the village itself, that feeds into the highly regarded John Taylor High School in the nearby village of Barton-under-Needwood rated outstanding in its latest Ofsted report.

The property comprises grey composite entrance door opening into the impressive hallway which leads into the modern and contemporary open plan kitchen/dining/living area, cleverly designed for modern family living with a split tiled and carpeted floor, LED spotlights to the ceiling and a contemporary white gloss kitchen with a matching range of wall and base units with contrasting grey tiled splashbacks. The kitchen benefits from a separate island with five burner gas hob and a variety of storage cupboards, an inset sink with drainer and mixer tap over and integrated appliances including dishwasher, fridge freezer, washing machine, tumble dryer, microwave and double oven. There are two large windows to the front aspect and two French doors, one to the side aspect and one leading out to the rear garden.

A feature of the home is the open stairs leading up to the first floor landing where there are two very spacious double bedrooms and one smaller single, ideal as a home office or study.

The modern family shower room comprises large double shower unit with rainfall shower, low level WC, wash hand basin, chrome heated towel rail, shaving point, spotlights to the ceiling and window to the rear aspect.

Outside to the front of the property, the driveway provides parking for two vehicles and to the rear is a fully enclosed garden with paved patio seating area and a small lawned garden.

**Agents note:** The photographs were taken in March 2023.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

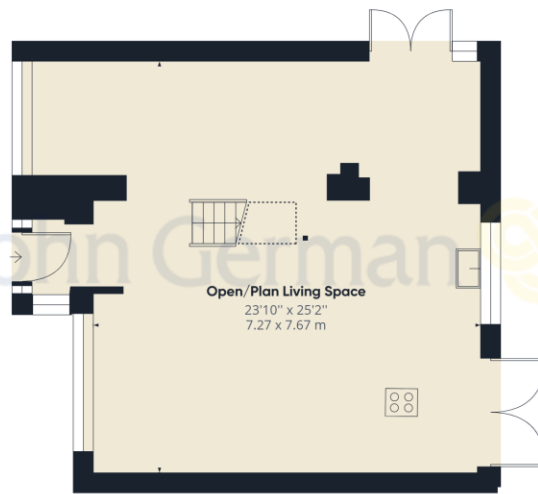
**Useful Websites:**

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

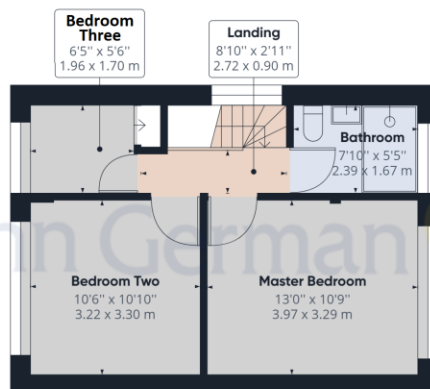
[www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

**Our Ref:** JGA/06032023

**Local Authority/Tax Band:** Lichfield District Council / Tax Band C



Ground Floor



Floor 1

John German

Approximate total area<sup>(1)</sup>  
 1028.13 ft<sup>2</sup>  
 95.52 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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