

Foxton Close

Alrewas, Burton-on-Trent, DE13 7FE

John German





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Offers over £485,000

A thoughtfully designed and attractively styled detached family house situated within a quiet cul de sac and walking distance of the village shops, primary school and all amenities.



Located in the sought after canal side village of Alrewas with convenient A38 access to nearby Lichfield, Burton on Trent and Derby, here is a great family property with uPVC double glazing and gas central heating.

Step over the front porch threshold and access the reception hall which has a timbered floor and stairs to the first floor. Leading off the hall is the front facing lounge with a further timbered floor, bay window to the front and facility for a wall hung electric fire. There is a double width opening to the adjoining dining room which also has a matching timbered floor and provides access to the large adjoining uPVC double glazed conservatory with double doors leading to the garden.

At the heart of this property is a modern refitted kitchen with a full range of high gloss pale grey base, wall and drawer units with contrasting worktops, enamel sink unit, built in double oven, electric oven and extractor hood, built in dishwasher plus space for a fridge/freezer.

Leading off the kitchen is a refitted utility room with a matching range of base and wall storage cupboards and worktops. A useful two piece fitted guest's bedroom leads off.

On the first floor a good sized central landing gives access to the four bedrooms and family bathroom. The front facing master bedroom is a generous sized double room with a range of built in wardrobes, bedside units and overhead storage. Leading off is a modern fitted en suite with double width shower unit, vanity unit with inset bowl, low level WC and partial wall tiling.

Bedroom two is a rear facing double room with built in wardrobes, overhead storage cupboards and two bedside units. Bedroom three is a further double room with fitted storage and wardrobes and bedroom four makes an ideal single bedroom or study.

All bedrooms enjoy easy access to the family bathroom with its white and chrome suite to include bath with mixer tap shower over, low level WC, wash hand basin and partial ceramic wall tiling.

Outside a single integral garage has an up and over door, electric light and power points. There is driveway/frontage parking for three cars together with a gated entrance to the left hand side of the house.

The privately enclosed rear garden has a wide patio area, lawn, well stocked shrubbery and perennial borders surrounded by privately fenced boundaries.

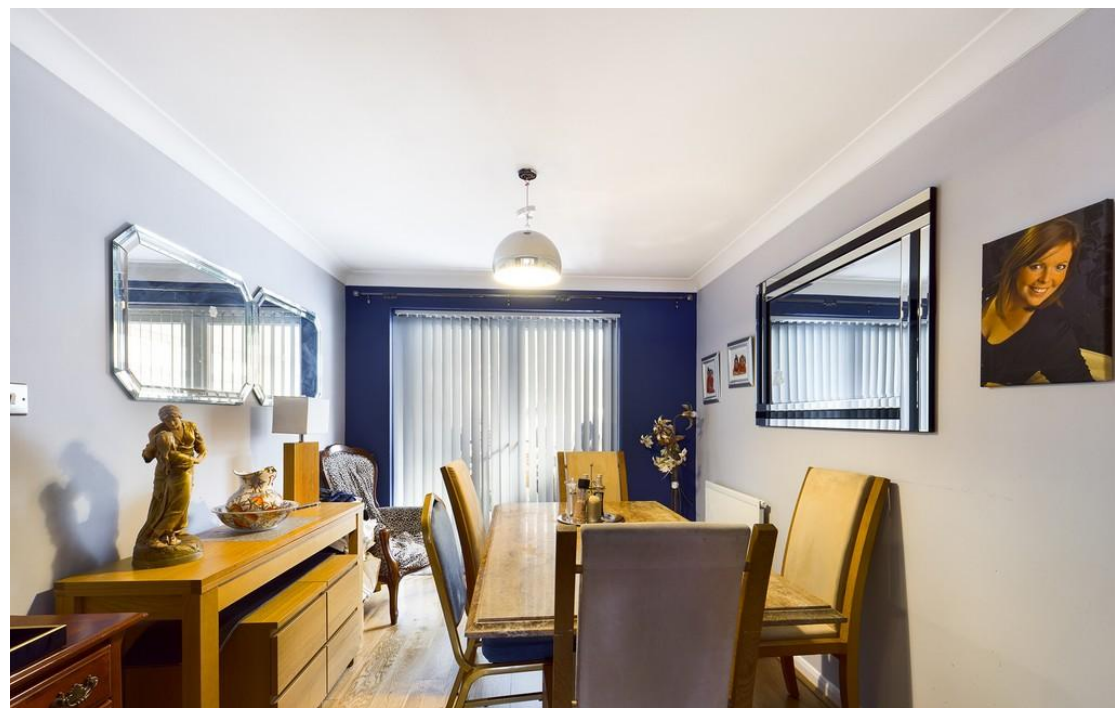
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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 www.lichfielddc.gov.uk

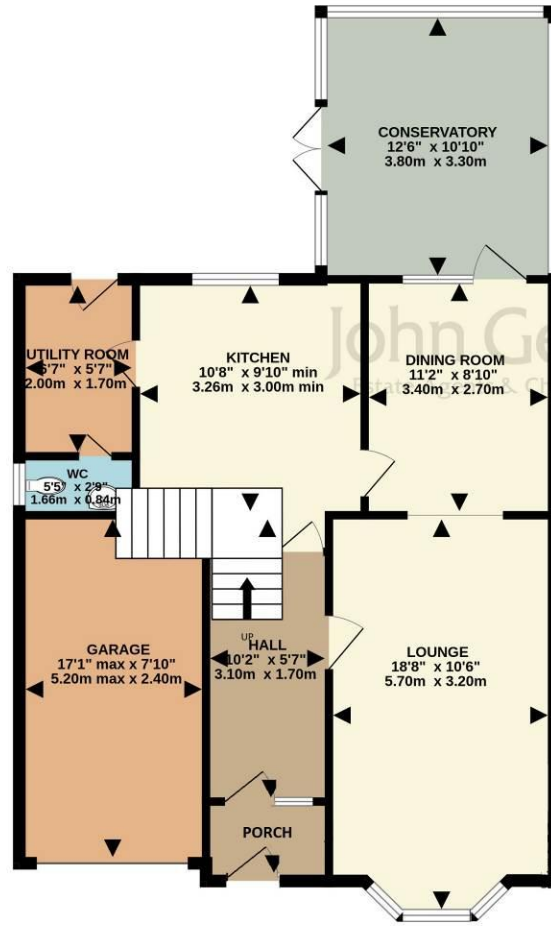
Our Ref: JGA/10032023

Local Authority/Tax Band: Lichfield District Council / Tax Band E

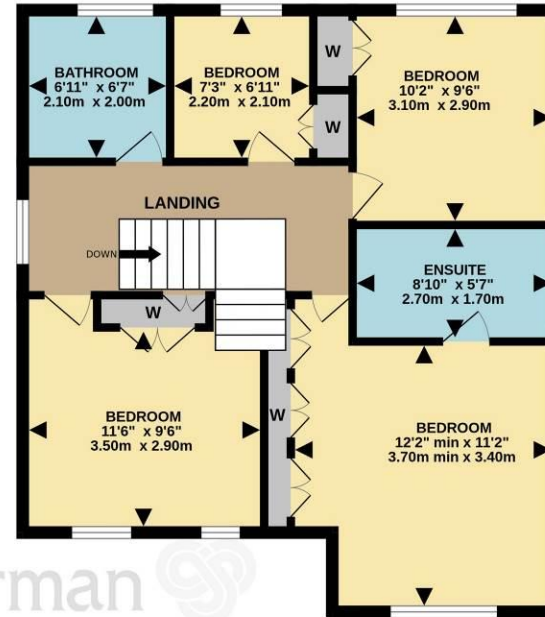




GROUND FLOOR



1ST FLOOR



John German
Chartered Surveyors



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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