

Essington Close

Alrewas, Burton-on-Trent, DE13 7AL



A very well presented corner plotted semi detached house in a quiet cul de sac leading off Park Road and offering potential for enlargements (STPP).

£300,000



John German

An enviably located home with an appeal to a wide and varying range of buyers with gas centrally heated and double glazed accommodation that includes a front entrance hall with double width cloaks storage cupboard and stairs to the first floor.

Leading off the hall is a light and bright through lounge/dining room with double glazed patio doors to the rear, a wide framed front facing window, gas fire set on a marble hearth and a serving hatch to the kitchen.

With a very pleasant rear garden outlook, the fitted kitchen has an extensive range of beige storage cupboards with fitted worktops and splash back tiling, acrylic one and a half bowl sink unit and mixer tap, built in double oven/grill and electric hob. There are appliance spaces for a fridge freezer, washing machine and tumble dryer. In addition, there is an under stairs pantry store.

On the first floor, a side aspect landing gives access to the three bedrooms, family bathroom and airing/boiler cupboard housing the Glow Worm gas central heating system.

Bedroom one is a front facing double room, bedroom two a double sized rear facing room and bedroom three is a front facing single bedroom.

The family bathroom is fully tiled and fitted with a pale grey suite and chrome fittings to comprise panel bath, wash hand basin and low level WC.

Outside a detached single garage (5.0m x 2.5m) has an up and over door, electric light and power points. Crete print driveway and path. The lawned gardens are hedged and screened from Park Road and have a variety of established shrubs.

The enclosed and private rear garden has a further Crete print pathway, fenced and wall boundaries and a further range of shrubs.

Note: The property is situated within the village conservation area.

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.lichfielddc.gov.uk

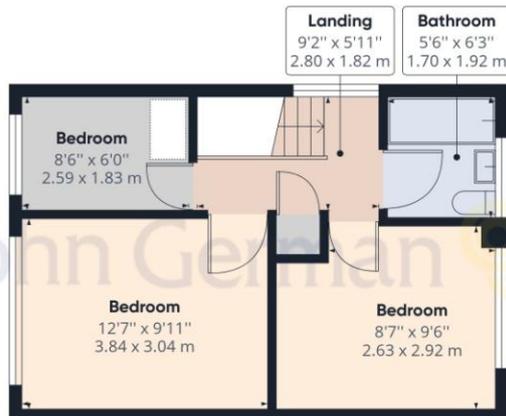
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/17032023

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



Ground Floor



Floor 1

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Approximate total area⁽¹⁾

761.94 ft²
70.79 m²

Reduced headroom

2.03 ft²
0.19 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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