

Turton Close

Alrewas, Burton-on-Trent, DE13 7HA



Offered to the market with no upward chain is this three bedroom detached family home in need of modernisation throughout.

£280,000



John German

This Three bedroom detached family home occupies a generous sized plot and sits proudly on Turton Close within the desirable village of Alrewas.

The village is home to a superb range of amenities including a popular butchers, Co-op, country pub, The Bank Coffee Shop, doctors, pharmacy and dentist, together with beautiful canalside 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.

In brief, internally the property comprises of entrance door opening into the hallway with carpeted stairs rising to the first floor landing and door off into the lounge/diner and kitchen.

The kitchen is fitted with a range of matching wall & base units with worksurfaces over, tiled splashbacks, inset sink with drainer, cooker, washing machine, windows to the rear and side aspects with a door leading to the side access and a door leading into the lounge/diner.

The lounge/diner has carpeted flooring, window to the front elevation, wall light points and sliding doors out to the rear garden.

Upstairs there are three bedrooms, two double bedrooms and one smaller single, ideal as a home office or study and all serviced by the family bathroom.

Externally there is a large block paved driveway providing parking for several vehicles, a large detached garage and a generous sized rear garden, with garden shed, further parking spaces and a lawned garden.

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

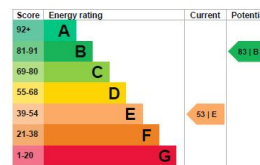
www.lichfielddc.gov.uk

Our Ref: JGA/05042023

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







John German
 22 Bore Street, Lichfield, Staffordshire, WS13 6LL
 01543 419121
 lichfield@johngerman.co.uk

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent