

Mill End Lane

Alrewas, Burton-on-Trent, DE13 7BY



Set in the idyllic village of Alrewas, this beautiful two bedroom terrace home is immaculately presented throughout and is jam packed full of features including parking for multiple cars, gorgeous gardens and much more. Located only a short distance to local pubs, restaurants and the canals, this property also has fantastic access to the A38. Positioned on a private driveway, this property is full of charm and character.

£345,000

John German

As you enter through the front door into the hallway you get a true sense of the level of presentation. The lounge area is located on the left hand side. This spacious room benefits from a bay window, feature fireplace and tasteful décor. Through a door you enter the kitchen/diner. This space is a wonderful space to entertain, the kitchen benefits from great storage options, ample works bench and a range of integrated appliances including Neff fridge, Neff Circotherm oven, Neff electric hob and Indeset microwave.

Through the rear door you enter the first rear garden, this well presented space is full of mature plants and has a small patio area.

The sleeping accommodation is located on the first floor. The master bedroom has a lovely aspect over the front of the home. It also benefits from a walk in wardrobe and feature wallpaper. The second bedroom is a lovely size and benefits from a large window and neat décor.

The bedrooms are well serviced by a generous family bathroom. The bathroom comprises a corner bath, separate shower, WC and sink.

The separate parking is to the rear of the home and is big enough for two cars. The access to the large separate garden is near the parking. Through the gate you walk into a beautifully manicured garden, with lush green lawns and mature planting with a lovely tranquil feel. There is also a patio area for entertaining and a large storage shed.

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/29082023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



John German
21 Main Street, Barton under Needwood, Burton-On-Trent, Staffordshire, DE13 8AA

01283 716806

barton@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