

Post Office Road

Alrewas, Burton-on-Trent, DE13 7BS

John German





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£595,000

A charming Edwardian family home situated within this highly sought after village, within John Taylor School catchment.



Model Cottages are a set of two stunning Edwardian properties believed to have been built in approximately 1911, in the highly sought after village of Alrewas. The village has a superb range of amenities including a popular butchers, Co-Op, country pub, 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 railway stations at Lichfield and Burton on Trent. The property lies in the catchment area for All Saints 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.

This double fronted Edwardian home has been modernised and improved over recent years offering two welcoming reception rooms, open plan kitchen/dining/living space, four double bedrooms along with a family bathroom, modern shower room, secluded gardens and much more.

Step inside the hallway with carpeted stairs rising to the first floor, wooden flooring, painted beams to the ceiling. The first of two reception rooms has a uPVC double glazed bay window to the front aspect, painted beams to the ceiling, open fireplace and carpeted flooring. The second versatile reception room has a sash window to the front aspect, uPVC double glazed window to the rear aspect, gas log style fire and carpeted flooring.

The heart of the home is the impressive open plan kitchen/dining/living space complete with a recently refitted kitchen comprising of an extensive range of two-tone wall and base units with contrasting marble effect worksurfaces with an inset sink and side drainer, tiled splashbacks and range of integrated kitchen appliances. There is wooden effect laminate wooden flooring extending into the living/dining area, a window to the rear, skylight allowing natural light to enter the room and a stable door opening out to the rear garden. Leading off is a separate utility room, guest cloakroom and a door into the garage storage area.

Upstairs there are four well proportioned bedrooms along with a stunning family bathroom comprising of low level WC, wash hand basin, large walk in shower, claw foot bath tub, a heated towel rail, tiled flooring, ceiling light point and a sash window to the rear.

There is also a separate modern shower room comprises of floor to ceiling tiles, corner shower cubicle with rainfall shower, chrome heated towel rail, low level WC, wash hand basin and sash window to the side aspect.

To the front a cast iron gate opens to a tiled pathway which leads to the entrance door, with beautifully stocked flower beds filled with a variety of plants and shrubs.

A driveway provides off-road parking for one vehicle with additional unallocated on street parking outside the property.

To the rear of this stunning Edwardian home is a large patio seating area ideal for summer entertaining having a paved pathway leading to the secluded lawned garden.

Note: The front gated entrance is shared with next door. This property is situated within a 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.

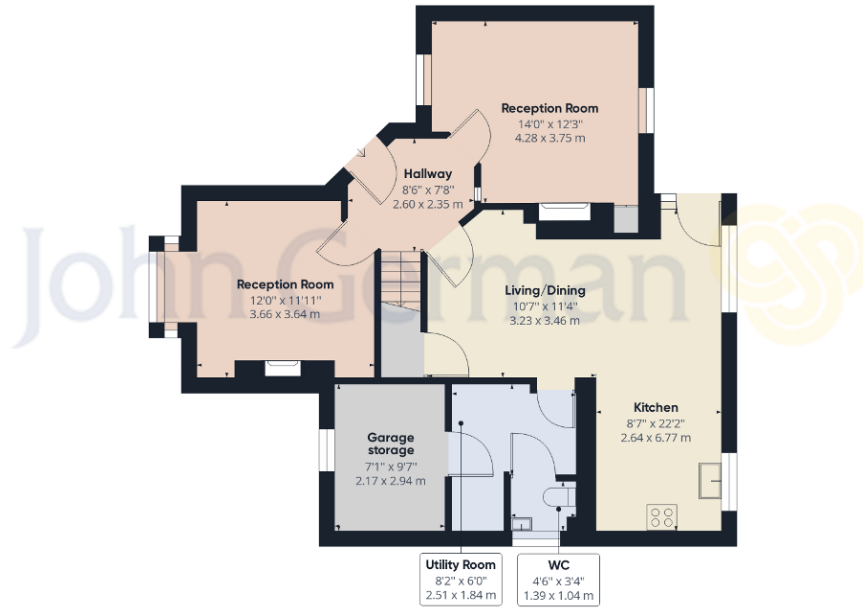
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/04092023

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







Ground Floor

Approximate total area⁽¹⁾

1571.49 ft²

146.00 m²



Floor 1

(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.

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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		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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