

# Manor Fields

Alrewas, Burton-on-Trent, DE13 7DA

John   
German





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Offers Over £895,000



An executive detached family residence nestled down a prestigious private no through road in this highly desirable village, within walking distance of its wide range of amenities and canalside walks.

The Chimes is a stunning detached family residence situated within the highly sought after private Manor Fields development in Alrewas. It is within a short walk of scenic surrounding countryside and the village centre itself that 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 benefits from a selection of local primary schools and for secondary education it falls within the catchment area for the highly regarded John Taylor High School in the nearby village of Barton under Needwood, rated 'outstanding' in its latest Ofsted report.

The property comprises of a grand entrance hall with a stunning porcelain tiled flooring, stairs rising to the first floor landing with a useful understairs storage cupboard and window to the front aspect.

The heart of the home is the impressive kitchen/diner that has been transformed by the current owners and now boasts a stunning Broadway bespoke fitted kitchen with granite worktops, separate island unit with seating and storage below plus a range of integrated Siemens kitchen appliances including a microwave, oven, dishwasher, American fridge freezer together with a waste disposal unit and space for a Rangemaster style cooker. Beautiful porcelain tiled floor runs throughout, ceiling spotlights, a front facing window and French doors to the side aspect. There is ample space for dining furniture and access to the living room. Sliding doors open into the garden room that provides a fantastic additional reception room having porcelain tiled flooring, radiator, windows to the front and side aspect and a door leading directly out onto the rear garden.

The formal living room has a beautiful fireplace with a focal point gas fire, window to the side aspect and French doors opening out onto the rear garden. This is a warm and welcoming room ideal for entertaining family and friends given its generous size and easy access from both the entrance hall and dining kitchen.

The snug/sitting room is a fantastic versatile space that could be utilised as a ground floor bedroom, playroom or study having a window to the front aspect and feature electric fire.

From here a door leads into the utility room with tiled flooring, window to the rear aspect overlooking the garden, base unit with an inset stainless steel sink and drainer along with space and plumbing for a washing machine and tumble dryer. A further door leads into a recently re-fitted shower room.

Upstairs there are four generously proportioned bedrooms and the family bathroom. The master bedroom has windows to the front and rear aspects and a range of fitted wardrobes. The second spacious double bedroom again has fitted wardrobes providing excellent storage space, a front facing window, a cupboard housing the boiler and the luxury of own en-suite shower room.

There are an additional two double bedrooms and the modern family bathroom comprises of floor to ceiling tiles, illuminated bathroom mirror, chrome style heated towel rail, low level WC, sink with storage below, P-shaped spa bath with mains shower, spotlights to the ceiling and window to the side aspect.

Outside the property enjoys a superb position within the development having a large driveway providing extensive off-road parking and a well maintained lawned front garden with a variety of plants, trees and shrubs. The detached double garage has two up and over doors, a side entrance door and a large loft which subject to obtaining the relevant planning permission could be converted into further accommodation.

To the rear of the property is a delightful fully enclosed wrap around south west facing garden, with large patio seating areas ideal for summer entertaining, large garden shed, and well maintained lawns.

**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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/14092023

**Local Authority/Tax Band:** Lichfield District Council / Tax Band G















Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

2133.12 ft<sup>2</sup>  
198.17 m<sup>2</sup>

**Reduced headroom**

16.54 ft<sup>2</sup>  
1.54 m<sup>2</sup>

(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.

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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		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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