

# Main Street

Alrewas, Burton-on-Trent, DE13 7AA



A spacious village home with off street parking for multiple cars, secure rear gardens and good sized rooms throughout. Ideally located close to the wide range of village amenities, canalside walks and fantastic access to the A38.

£290,000

John German

The sought after village has a superb range of amenities including a popular butchers, Co-Op, country pub, coffee shop, doctors, All Saints Primary school, pharmacy and dentist together with beautiful canalside walks. The property 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. 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.

As you pull up to the home you will notice the character features, you enter the property into a porch area. To the left you enter the large dedicated lounge that benefits from large windows and a feature fireplace.

Through a door you enter into the open plan kitchen / dining area having great storage options including overhead cupboards, ample workspace and breakfast bar. The dining space has room for furniture and a door out to the mature rear garden having a patio area, steps up to a small lawn and display beds and borders. There is also a large garden shed at the rear of the home.

The bedrooms and bathrooms are located on the first floor. The master bedroom is a fantastic size and would have enough space for built in wardrobes and is a blank canvas. One of the secondary bedrooms is a very similar size to the master bedroom. The third bedroom would make an ideal children's bedroom or study. The bathroom is spacious and consists of a bath, WC, sink, storage and feature window.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

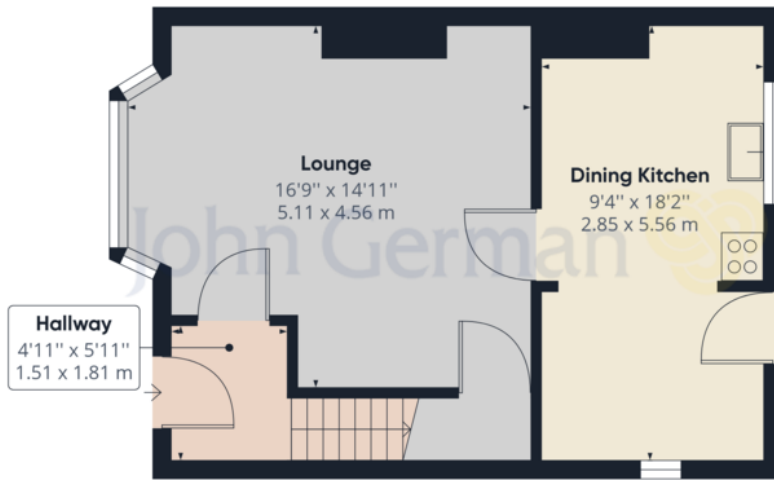
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

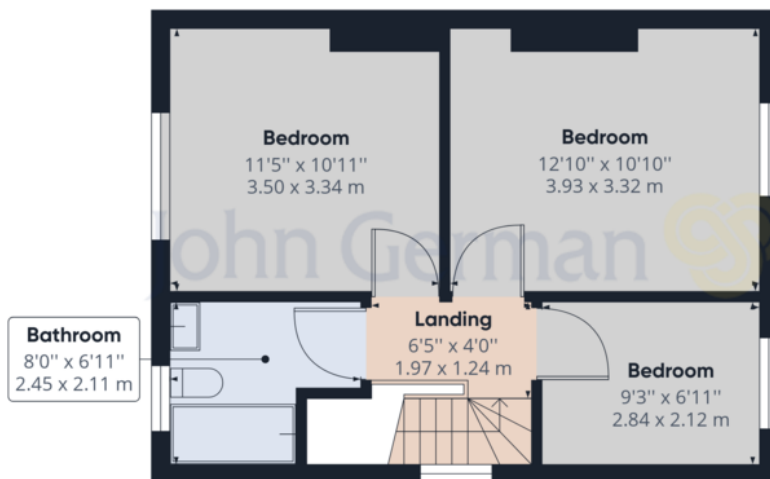
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/10102023

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



Ground Floor



Floor 1

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

851.31 ft<sup>2</sup>

79.09 m<sup>2</sup>

(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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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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.

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

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