

Swallow Close

Alrewas, Burton-on-Trent, DE13 7FB

John 
German





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£395,000

A charming barn conversion located within a popular courtyard development within the desirable village having impressive accommodation and a lovely walled garden.

This attractive three bedroom barn conversion is situated within Swallow Close, a small courtyard development of mews style houses and barns situated off Fox Lane within this highly sought after village. The village offers 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 has an impressive reception hallway with a beautiful feature staircase rising to the first floor, limestone tiled flooring with underfloor heating and spotlights to the ceiling.

The guest cloakroom has limestone tiled flooring, low level WC, wash hand basin and a ceiling light point.

The heart of the home is the open plan living/dining space with a beautiful limestone tiled flooring flowing through from the hallway with underfloor heating, spotlights to the ceiling, wood burning fire, windows to the front and rear and a door with glazed side panels opening out onto the rear garden. The kitchen area has been refitted with an extensive range of matching wall and base units with under cabinet lighting and a range of Neff integrated kitchen appliances including a double oven, warming draw, dishwasher, five burner gas hob with extractor above and fridge/freezer.

Upstairs there are three bedrooms, two generous double bedrooms and one smaller single bedroom with its own en-suite shower room, complemented by contemporary tiling.

The family bathroom has a stylish range of gloss storage drawers and cabinets incorporating a vanity area, wash basin and concealed cistern WC, bath with shower over, exposed beams to the ceiling, velux skylight, ceiling light point, modern tiled walls and a heated towel rail.

Outside to the front of the property is an allocated parking space and access to the garage with up and over door with power and lighting and a mezzanine storage area.

To the rear of the property is a walled low maintenance block-paved garden.

Notes

- The property is situated on a private courtyard, a charge of £200 per annum is paid to Home Farm Management Company. The new owner must agree to join the management company.
- The property is located within the village 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.

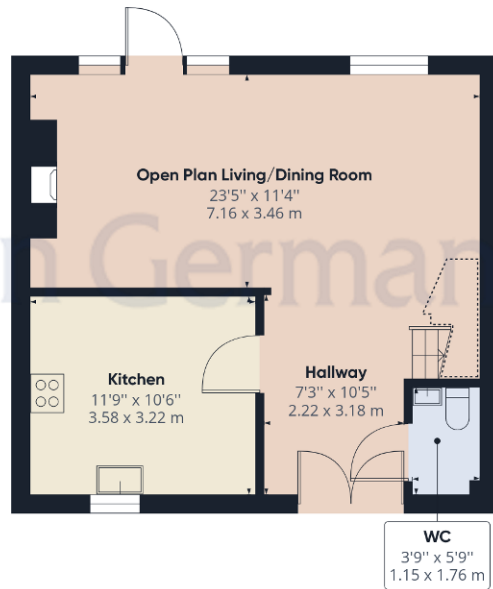
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.lichfielddc.gov.uk

Our Ref: JGA/02112023

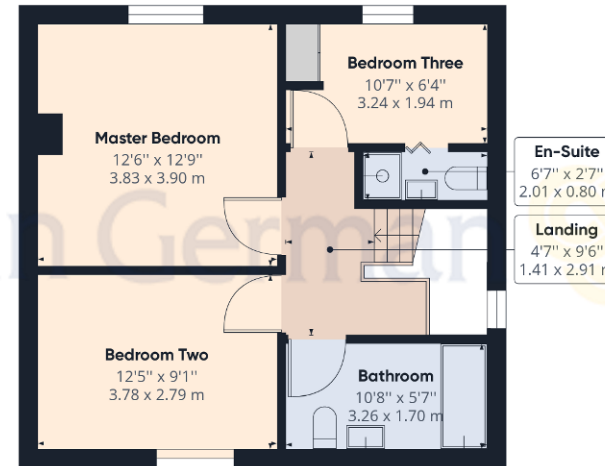
Local Authority/Tax Band: Lichfield District Council / Tax Band E



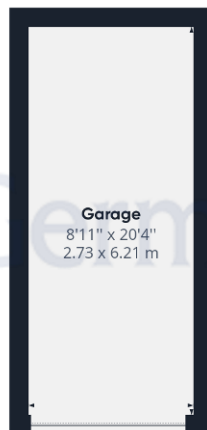




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1168.61 ft²
108.57 m²

Reduced headroom

19.63 ft²
1.82 m²

(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		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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