

Dark Lane

Alrewas, Burton-on-Trent, DE13 7AP

John
German





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£525,000

An extended executive detached family home situated within the desirable village of Alrewas. The property is located within the John Taylor School catchment area and benefits from three reception rooms, four bedrooms, enclosed rear garden, double garage and off road parking.



This four bedroom executive detached family home sits proudly on Dark Lane within the highly sought after village of Alrewas. The village offers a superb range of amenities including a popular butcher, 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.

Accommodation;

A UPVC entrance door with side window opens into the welcoming hallway with laminate wooden effect flooring, stairs rising to the first floor and oak doors leading off into the living room, kitchen and guest cloakroom, which is fitted with a WC and a wash hand basin.

The inviting living room has a feature fireplace, laminate wooden effect flooring, two UPVC double glazed windows to the rear aspect overlooking the garden and double doors opening into the dining room.

The kitchen is fitted with an extensive range of matching wall and base units with tiled splashbacks, inset Belfast sink and a breakfast bar area. There is a double oven with electric hob and extractor above, and space and plumbing for a washing machine and a dishwasher. There is a UPVC double glazed window to the front aspect, door leading to the side of the property, tiled flooring, spotlights to the ceiling and oak internal doors leading to the hallway and the dining room.

The dining room is the second of three versatile reception rooms and again has laminate wooden effect flooring flowing throughout and an opening into the third reception room currently used as a second living room, with a UPVC double glazed bay window to the rear aspect and French doors opening out to the patio seating area in the rear garden.

Upstairs there are four generously proportioned bedrooms, three doubles and one smaller single bedroom ideal as a home office or study. The master bedroom benefits from an en-suite bathroom fitted with a suite comprising; panelled bath with mains rainfall shower over, low level WC, wash hand basin with tiled splashback, spotlights to the ceiling and an obscured UPVC double glazed window to the front aspect.

Completing the accommodation is the family bathroom which is fitted with a white panelled bath with mains rainfall shower over, low level WC, wash hand basin with tiled splashback, spotlights to the ceiling and an obscured UPVC double glazed window to the front aspect.

Outside, to the front of the property is a block paved driveway leading to the integral double garage and a lawned fore garden. To the rear of the property is a fully enclosed and well maintained garden with large patio seating area and lawn with well stocked borders.

Please Note: The property is situated within a conservation area.

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

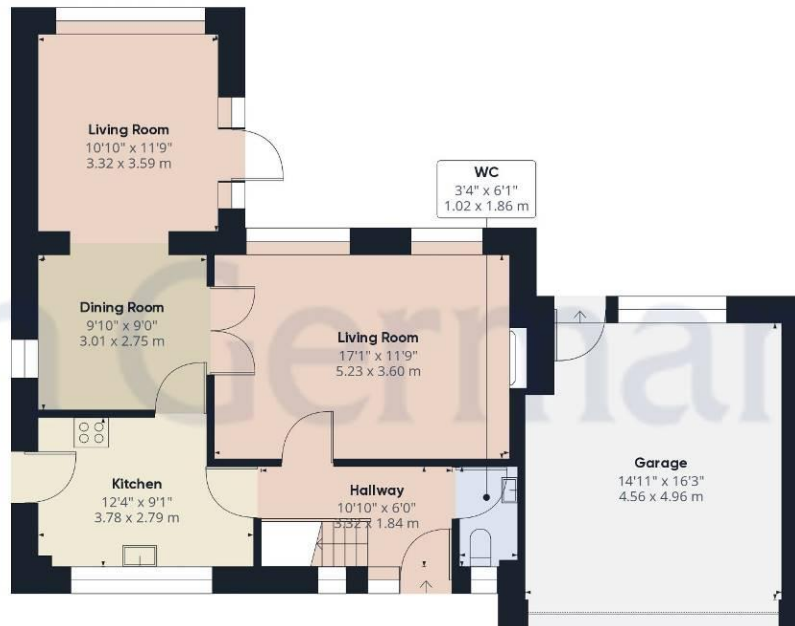
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

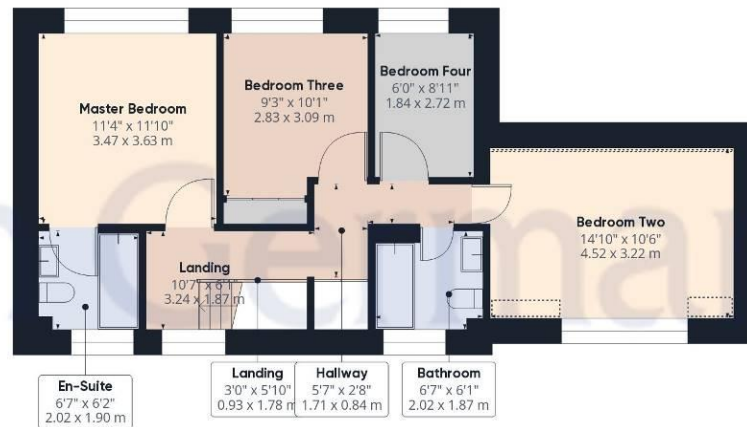
Our Ref: JGA/29/11/23







Ground Floor



Floor 1

Approximate total area^m

1508.08 ft²

140.11 m²

Reduced headroom

11.7 ft²

1.09 m²

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		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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