

Churchill Crescent

Alrewas, DE13 7EH



A village home with fantastic potential to modernise and renovate in your own style available with no upward chain, perfect for a family, with four bedrooms, open plan living dining room, kitchen, drive, and garage together with John Taylor catchment.

£250,000

John German

This particular property is ready for its new owner, offering fantastic potential to modernise and renovate in your own style in a pretty Staffordshire village location with choice of pubs, Co-Op store, doctors and excellent transport links together with village primary school and catchment for the John Taylor Academy in Barton under Needwood, this property and its location certainly has plenty to offer.

Set behind a driveway offering access to garage and a front garden with side door opening into a hall which then opens into a large open plan living/dining room, with windows front and rear and central staircase off, together with fireplace in the living room area providing the focal point.

There is a door off to a kitchen which is ready for re-fitting and upgrading with patio doors opening out to the rear garden.

To the first floor there is doors leading off to four bedrooms making this ideal for family buyers, together with family bathroom with bath, pedestal wash hand basin and WC.

Gardens to rear are laid to lawn and well established, and there is an integral garage with an up and over front entrance door, together with a side door opening out to a shared side entry used by both this and a neighbouring property to give gated access to the rear garden.

Note: The property has warm air heating.

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: JGA11122023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



John German

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Agents' Notes

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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.

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