

Deepmore Close

Alrewas, Burton-on-Trent, DE13 7AY



An affordable opportunity to live in the sought after canal side village of Alrewas in a comfortable and well presented property offering lots of potential.

£235,000

John German

Located within minutes of the main street and central village area where there are an excellent range of amenities and independent retailers, Alrewas also boasts its own primary school and is in the catchment for John Taylor High School in Barton under Needwood. The village is a firm favourite with families seeking a village lifestyle but all the commuter conveniences that the A38 brings with access to Lichfield, Burton on Trent, Derby etc.

The property has uPVC double glazing throughout and has electric heating and the half glazed entrance door leads you into a light and bright hall with two useful doors/storage cupboards leading off.

The heart of this home is the spacious and attractive through lounge and dining room that enjoys excellent natural light and views of the front and rear garden. It also has a focal point modern stone fireplace and electric fire.

Leading off the lounge/dining room is the comprehensively fitted oak kitchen with a range of panel fronted base and wall units, contrasting worktops and splashback tiling, inset acrylic sink unit, built in electric cooker, hob and extractor hood, integrated slimline dishwasher, wide framed window to side and half glazed door to the rear garden. There is also an under stairs storage cupboard with room for a fridge/freezer.

On the first floor, a naturally well lit landing with fitted storage heater gives access to the three bedrooms and shower room.

Bedroom one is a lovely sized rear facing double room with a range of built in wardrobes and dressing table, and bedroom two is a further excellent sized double room with front facing aspect. Bedroom three is a comfortable sized single, and also enjoys a front facing aspect.

The family shower room has been re-appointed and fully tiled and has a white and chrome suite, to include corner shower, low level WC, wash hand basin, storage heater and airing cupboard.

Outside the property benefits from an attractive gravel resin bonded driveway with brick edging, that is positioned to the front and side of the house and also extends to the rear to form a patio and wide pathway. There are easily managed lawns to the front and rear, with the latter also having a range of shrubs and screening plants, fence boundaries and a timber garden shed.

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

Services: Mains water, drainage and electricity 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: JGA27112023

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



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Approximate total area^m
712.39 ft²
66.18 m²

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.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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Agents' Notes

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