





A lovely 1930's semi detached home in a desirable village location with a large drive, good sized rear garden and extended accommodation featuring two reception rooms.

£250,000





This lovely 1930's semi detached home enjoys a desirable village setting in Alrewas with plenty to offer including the choice of local pubs, doctors, Co-op store, pharmacy and eateries. There are excellent transport links putting the nearby centres of the cathedral city of Lichfield with train services and Burtonon-Trent all within easy reach plus canal side and river side walks in easy walking distance.

The house itself is set behind a good expanse of driveway providing plenty of off road parking. The front entrance door opens into the hall with staircase off to first floor and door leading into a light and spacious lounge with a high ceiling and fire surround with gas fire providing the focal point, bay window framing views to front and a door opening through into a large dining/sitting room. This has a window to side, useful understairs storage cupboard and an archway through to a fitted kitchen creating an open plan feel. The kitchen itself is fitted with a range of base and eye level units with work surfaces over, space for a range style cooker, integrated fridge, window to side and door opening out to the good sized rear garden.

Off the dining/sitting room is a further inner hall with airing cupboard and door leading onto a smart refitted shower room comprising large glazed shower enclosure, wash basin, WC and window to rear.

To the first floor, the landing has doors leading off to three bedrooms with the master and second both being generous doubles together with a third single bedroom making this property ideal for first time buyers or family buyer.

The garden to rear is a highlight of this home with a block paved terrace ideal for outside dining, a long stretch of lawn towards a summer house at the top of the garden and side entrance via gate.

Agents note: The vendor is a relative of an employee of John German.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Property construction: Brick Parking: Drive Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Gas central heating (Purchasers are advised to satisfy themselves as to their suitability). Broadb and type: FTTC See Ofcom link for speed: https://checker.ofcom.org.uk/ Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/ Local Authority/Tax Band: Lichfield District Council / Tax Band C Useful Websites: www.gov.uk/government/organisations/environment-agency www.lichfielddc.gov.uk

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

















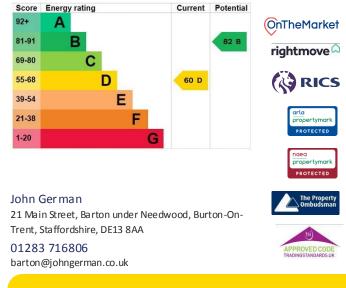


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation to this property. Whist we endeavour to make our slaes details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling 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.

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