

# Fox Lane

Alrewas, Burton-on-Trent, DE13 7EQ



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



John German

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 Burton-on-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).

**Broadband 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](http://www.gov.uk/government/organisations/environment-agency)  
[www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

**Our Ref:** JGA/19012024

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John German





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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#### Agents' Notes

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