

# Main Street

Alrewas, Burton-on-Trent, DE13 7AA





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£569,950

**A beautiful Victorian detached house and gardens. stylish and elegant throughout, combining original and contemporary features and located in the ever popular canalside village of Alrewas.**



Located within just a few minutes walk of the village centre and its range of shops, pubs, eateries, doctors, dentist, primary school, sporting amenities and those lovely toe path walks to Fradley junction and Wychnor Locks, the range of amenities for a village is hard to better! The property lies in the catchment area of the highly regarded John Taylor School in nearby Barton-under-Needwood.

Gas central heated and double glazed throughout, the property offers an enclosed storm porch entrance that leads then into a very impressive Minton tiled reception hall with elegant sweeping staircase to the first floor, and period style décor to complement.

There are two principal reception rooms with high level ceilings and cornice, picture rail and shutter fitted large bay front facing windows. Each room has high quality wooden flooring and a period style fireplace, and the dining room also has a multi fuel log burner.

The heart of most homes is the kitchen and this house is no exception as it offers a superbly appointed fitted kitchen that is semi open plan to the spacious adjoining breakfast room. There is oak flooring and attractive decoration throughout, and the kitchen has a range of panel fronted base and wall units with hardwood block worktops, enamel sink unit, Rangemaster cooker and extractor hood, dishwasher, space for a fridge freezer and great views overlooking the wraparound rear garden.

Leading off the kitchen is a good sized utility room with further built in storage cupboards, hardwood block worktops and sink unit.

Leading off the breakfast room is a fabulous wet room with large glass sided shower area, low level WC and wash hand basin.

From the most elegant of landings you gain access to the three double bedrooms, family bathroom and the dressing/study area which offers potential to be a fourth bedroom. Bedrooms one and two are both superb double sized front facing rooms and bedroom three is also of double sized space and leads into a fitted dressing area/study/fourth bedroom which has a built in wardrobe. All bedrooms enjoy ease of access to the large and beautifully fitted period style bathroom with white roll top bath, wash hand basin, low level WC, high gloss floor and Metro wall tiling.

Outside, large detached triple garage with doors to the front and rear, and having a tiled floor as it has previously been used as a games room and home bar. Double gated block paved driveway and wall front boundary with shrubs and trees.

Brick built rear garden studio with electric light and power points and adjacent garden store.

The excellent size rear garden is most attractively landscaped to include a mixture of hard paved patio and pathway areas, lawn, ornamental garden structures and a wealth of shrubbery planted borders and trees that provide all year round deciduous and evergreen interest.

**Agents 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).

**Property construction:** Brick and tile. **Parking:** Driveway and garage. **Electricity supply:** Mains.

**Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre. 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 F

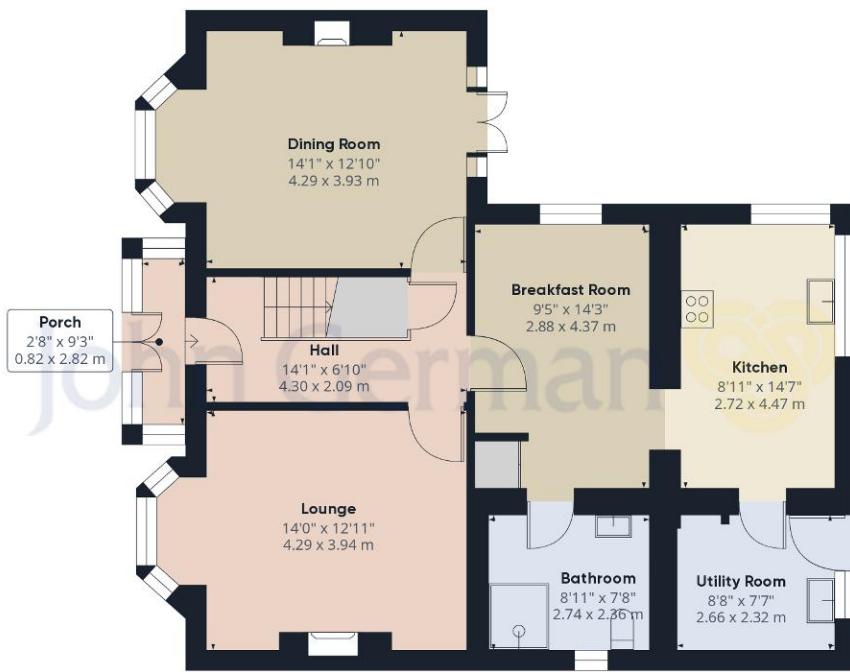
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA29012024

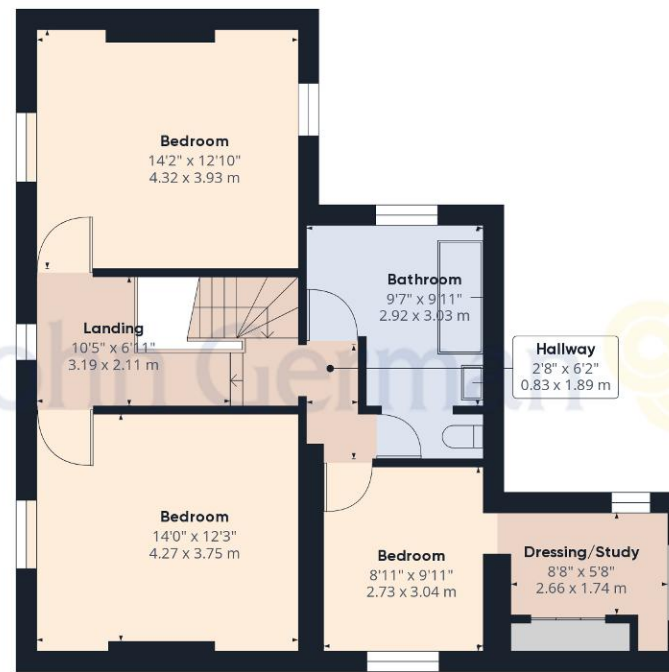
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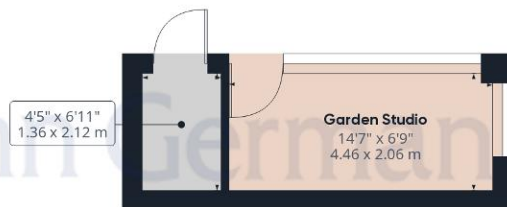




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area<sup>(1)</sup>

2131.77 ft<sup>2</sup>

198.05 m<sup>2</sup>

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.

GIRAFFE360



### 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	67 D	
39-54	E		
21-38	F		
1-20	G		



John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



