

Wellfield Road

Alrewas, Burton-on-Trent, DE13 7EZ

John German





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£395,000

A superbly presented and extended family home located in the highly sought after village of Alrewas.



This extended semi-detached family home enjoys a delightful position in the in the ever popular village of Alrewas, The village has a superb range of amenities including a popular butchers, Co-Op, country pub, coffee shop, doctors, pharmacy and dentist together with canalside walks. For commuters nearby road links include the A38, A50 and M6. A choice of rail stations are available at Lichfield and Burton on Trent. The property lies in the catchment area for All Saints Primary School in Alrewas that feeds to the highly regarded John Taylor High School in the nearby village of Barton under Needwood, rated Outstanding in its latest Ofsted report.

The property briefly comprises; An entrance door opens into the welcoming hallway with wooden effect laminate flooring, cast iron feature style radiator and stairs rising to the first floor landing with carpeted runner. Doors lead to the ground floor accommodation including the guest cloakroom with a WC, wash basin with tiled splash back, half panelled walls and window to side. The living room has a bay window and a feature cast iron fireplace. The heart of the home is the impressive open plan kitchen/dining/living area cleverly designed and thought out with modern family living in mind having three Velux skylights allowing natural light to flood the room along with bi-folding doors leading out to the rear garden making this a great space for entertaining family and friends. A brick effect fireplace houses a log burning stove on a tiled hearth, perfect for those cosy winter nights. The kitchen is fitted with an extensive range of matching wall and base units with additional island complete with breakfast bar area, various integrated appliances, a Belfast sink and space for a range style cooker. There is a utility area with inset sink and drainer, windows to the front and rear aspects, the wall mounted boiler plus space and plumbing for a washing machine and tumble dryer.

Upstairs there are three well-proportioned and well decorated bedrooms, two of which are generously sized doubles and one smaller single bedroom ideal as a home office/study or even nursery. The modern family bathroom comprises of half panelled walls, tiled flooring, fully tiled corner shower cubicle with mains shower, traditional WC, roll top bath, chrome style heated towel rail and a rear facing window. There is also an attic room (10' 4" x 17' 8") which is a spacious loft space with window with good access. The space is carpeted and has shelving installed around the perimeter to enable great storage.

Outside to the front of the property is a stoned driveway providing extensive off-road parking along with an EV charging point. A secure side gate leads to the enclosed rear garden with large paved patio seating area, lawn and variety of plants and shrubs. There is practical access from the patio into the open plan kitchen/living/dining area via bi-folding doors making this a superb entertaining space for family and friends.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

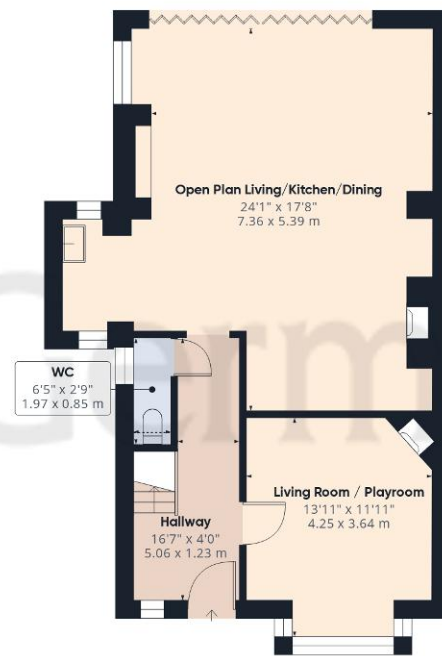
Local Authority/Tax Band: Lichfield District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency **Our Ref:** JGA/22052025

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Ground Floor

Approximate total area⁽¹⁾

1143 ft²
106.2 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

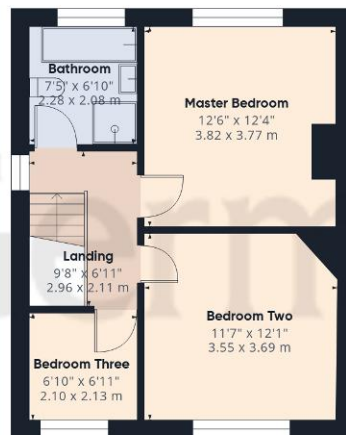
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Floor 1



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 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		83 B
69-80	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
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JohnGerman.co.uk Sales and Lettings Agent



