

# Inge Drive

Alrewas, Burton-on-Trent, DE13 7AZ



An attractive semi-detached bungalow offered to the market with no onward chain, located in the ever-popular village of Alrewas.

£280,000



John German

This attractive two-bedroom semi-detached bungalow is located on Inge Drive, a quiet cul-de-sac situated within 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 beautiful Canalside walks. For commuters nearby road links include the A38, A50 and M6 and there are a choice of railway stations at Lichfield and Burton on Trent. The property lies in the catchment area for All Saints Primary School in the village itself that feeds into the highly regarded John Taylor High School in the nearby village of Barton under Needwood, rated 'outstanding' in its latest Ofsted report.

Internally the property comprises; An entrance door opens into the porch with a front door opening to a welcoming hallway with carpeted flooring, ceiling light point and a useful storage cupboard. Doors lead off to the lounge, two bedrooms and a shower room.

The master bedroom is a spacious double room having a front facing uPVC double glazed window, carpeted flooring and a ceiling light point. Bedroom two is an ideal guest room, study or home office with carpeted flooring, ceiling light point and uPVC double glazed window to the front aspect.

The light and inviting living room has a large uPVC double glazed window over overlooking the rear garden, a feature gas fireplace, ceiling light point and carpeted flooring. A door opens into the kitchen fitted with a range of matching wall and base units and contrasting work surfaces over, tiled splashbacks, fitted electric oven, a four burner gas hob with extractor over, inset sink with drainer and mixer tap over plus space and plumbing for a washing machine, dishwasher and free-standing fridge/freezer. There is a uPVC double glazed window to the rear aspect overlooking the rear garden, door out to the side, a ceiling light point and wooden style flooring.

Completing the bungalow is the shower room comprising a corner shower cubicle with electric shower, low level WC, wash hand basin, chrome style heated towel rail, ceiling light point and an obscured UPVC double glazed window to the side aspect.

Outside to the front of the bungalow is a block-paved driveway, lawned garden and a border with various shrubs. A side gate provides access into the rear garden that has a block-paved patio seating area, lawned garden, a variety of plants, trees and shrubs along with a garden shed.

**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:** Standard

**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:** Cable

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

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

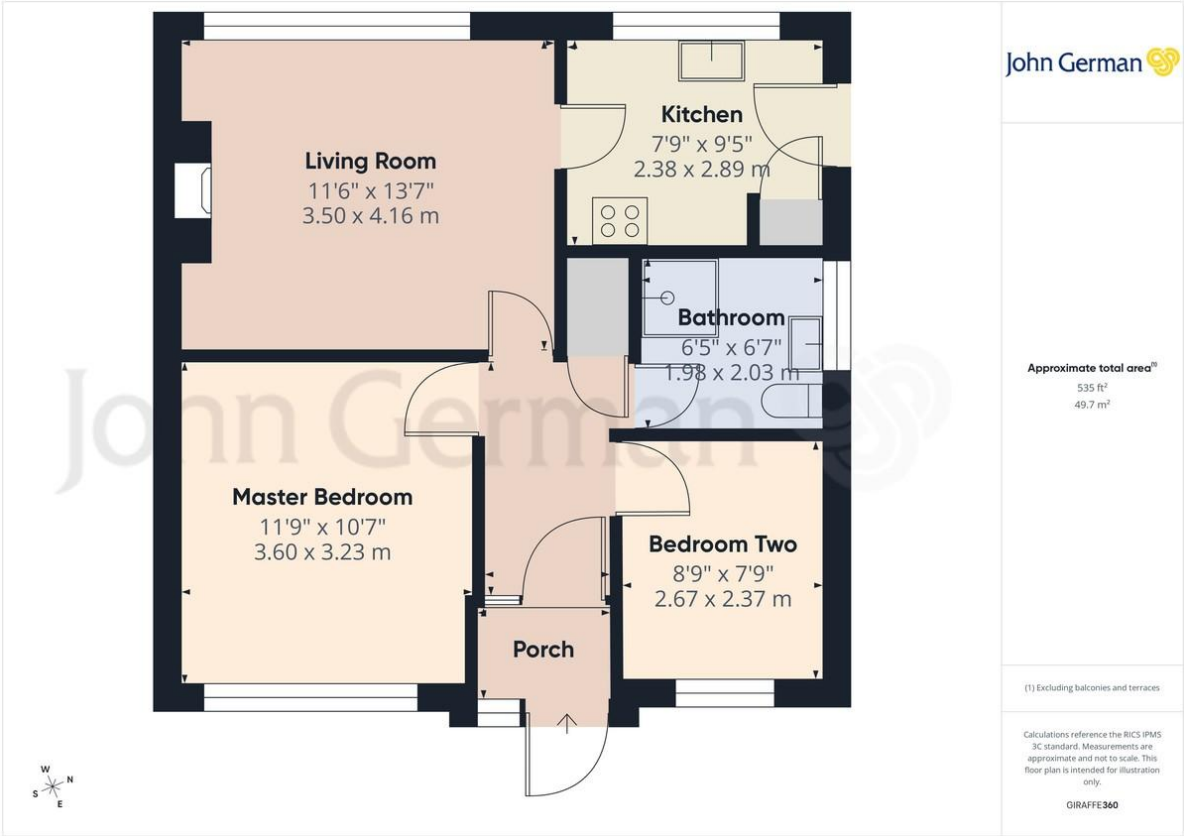
**Local Authority/Tax Band:** Lichfield District Council / Tax Band B

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

**Our Ref:** JGA/26012026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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## Agents' Notes

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