

# The Flatts

Alrewas, Burton-on-Trent, DE13 7BQ



A modern well presented detached family home nestled within a popular modern development of homes located within the ever popular village of Alrewas.

Offers Over £375,000



John German 

This superbly presented modern detached family home is located on The Flatts, forming part of a popular development of homes built by Crest Nicholson, 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 of an entrance door opening into the welcoming entrance hallway with a modern style grey style flooring, carpeted stairs rising to the first-floor landing, useful understairs storage cupboard, and doors off to the guest cloakroom, living room, and kitchen/diner.

The warm and inviting living room has windows to the side and rear aspects, French doors opening out to the rear garden, carpeted flooring, and two ceiling light points.

The guest cloakroom is fitted with a low level WC, wash hand basin with tiled splashback, and radiator.

The heart of the home is the impressive open plan kitchen/diner with an extensive range of matching grey wall and base units with contrasting worksurfaces over, inset stainless steel sink with drainer and mixer tap, and a range of integrated kitchen appliances. There are two ceiling light points, grey style wooden effect flooring, two windows to the side aspect and one window to the front aspect.

Upstairs, there are three well-proportioned double bedrooms along with the modern family bathroom. The impressive master bedroom has fitted wardrobes with glazed sliding doors and its own en-suite shower room.

Outside, to the front of the property is a driveway providing off-road parking for two vehicles and access into the single detached garage with up and over door. To the rear of the home is the enclosed garden with a paved patio seating area and lawned garden.

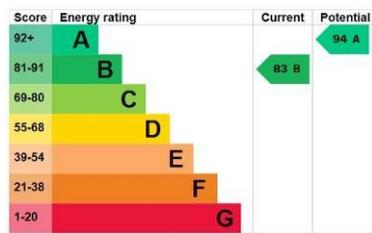
**Agents note:** We understand there is an estate management charge - amount TBC.  
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).  
**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.  
**Property construction:** Standard  
**Parking:** Drive & garage  
**Electricity supply:** Mains  
**Water supply:** Mains  
**Sewerage:** Mains  
**Heating:** 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 E  
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
**Our Ref:** JGA/24022026

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John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

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