

Burway Meadow

Alrewas, Burton-on-Trent, DE13 7EB



John German 



A superbly presented three bedroom family home situated in a quiet cul-de-sac within the ever desirable village of Alrewas.

Offers Over £300,000



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This attractive modern family home occupies a delightful position just off Wellfield Road, 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 a newly fitted composite entrance door opening into the hallway with carpeted stairs rising to the first floor landing. A door opens into the living room with carpeted flooring, two windows to the rear aspect and an archway into a dining area which in turn has double doors opening into the conservatory which is a superb addition to the property that overlooks the rear garden. It has the benefit of a recently installed 'warm roof' with spotlighting, French doors opening out to the rear garden and a useful utility/storage area which has a door to the outside 'secret garden' and sitting area located to the side of the property.

The current owners have had a newly fitted kitchen installed with an extensive range of matching wall and base units in a stylish sage colour with wooden style worksurfaces over and a variety of integrated kitchen appliances.

Upstairs on the first floor landing there is loft access and doors leading off to the three bedrooms and family bathroom. The spacious master bedroom has a fitted double wardrobe, rear aspect window and its own en suite shower and wash basin. An airing cupboard leads off.

Bedroom two is at the rear of the property which is another double room while bedroom three acts as an ideal single bedroom or perfect home office/study. The family bathroom has a white suite of low flush WC, wash basin and panel bath with mixer tap/shower and screen.

To the rear of the property is an enclosed garden that is mainly lawned and paved, with a timber garden shed and side/rear gated entry which leads from the two tandem parking spaces adjacent to the property.

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: Two parking spaces

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 C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/24022026

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Ground Floor



Floor 1

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Approximate total area¹⁾

900 ft²
83.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS (IPMS 3C) standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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