

Micklehome Drive

Alrewas, Burton-on-Trent, DE13 7AT



A fabulous village home extended to offer a substantial and versatile layout with highlights including three reception rooms, a large dining kitchen, impressive and spacious master bedroom with en-suite shower room, four further bedrooms, family bathroom, driveway with integral garage, gardens, and views over the green.

£329,950

John German

Set in a sought after village location of Alrewas, handy for a wide range of amenities and facilities, within the John Taylor catchment area and the A38 nearby providing excellent access to the nearby centres of the Cathedral city of Lichfield, Burton, Derby, Birmingham and beyond.

The house has been extended to offer a spacious home, ideal for modern family life, in this picturesque village with a canal running through, several public houses, together with riverside walks.

Set behind the driveway and established front garden, the front entrance door opens into a light hall way with parquet flooring, a staircase off to the first floor and doors leading off. The lounge has a large picture window which frames the views to the front, a brick fire surround and an archway leading through to the dining room which has French doors opening out to the rear gardens.

Across the rear of the property there is a very well sized dining kitchen, offering plenty of scope and potential with two large picture windows framing the views across the rear garden, a split barn style door to the side and into a useful study / home work space, an under stairs storage cupboard off and an internal door to the garage.

To the first floor, the landing has doors leading off to five bedrooms. The master is a particularly impressive double with fitted mirrored wardrobes, a window to the rear and a good size en-suite shower room with a suite comprising of a double shower cubicle, vanity units with wash basin and WC, and a built in storage cupboard. There are four further bedrooms, two of which have the benefit of fitted wardrobes with mirrored sliding doors. Bedroom four is decorated light and airy, in white which is currently used as a first floor sitting room with a window to the rear and bedroom five has a built-in storage cupboard and window framing views across the green to the front which is currently used as an office. Completing the accommodation is the family bathroom fitted with a bath with shower over, wash hand basin and WC.

The gardens to the rear are well established with a paved terrace, ideal for outside dining and lawns. Viewing is highly recommended to appreciate the plot, position and accommodation on offer.

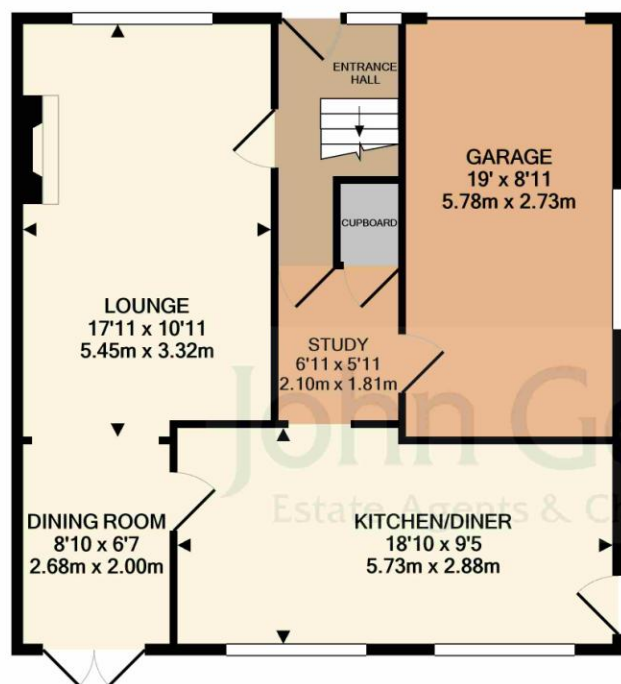
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

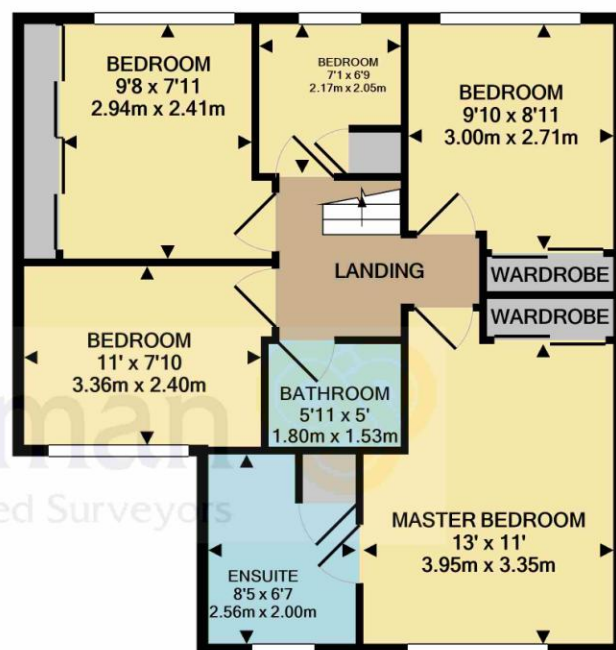
Useful Websites: www.environment-agency.co.uk

Our Ref: JGA/16102020

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



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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

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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.

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