

Daisy Lane

Alrewas, Burton-on-Trent, DE13 7EW

John 
German





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£499,950

Four bedroom detached home set within a desirable village location, having lift access to both floors, a modern kitchen and utility room, two reception rooms, double garage and driveway, and a low maintenance rear garden.



This spacious four bedroom detached family home is situated in the desirable village of Alrewas. The village of Alrewas appeals to all age groups, with a superb range of local amenities and facilities including the popular village Butcher's, traditional country pubs, Co-Operative supermarket, and a Doctor's surgery. The village is also home to The National Memorial Arboretum and has road links including the A38, A50 and the M6. There are also train stations in the nearby city of Lichfield and the market town of Burton-on-Trent, and for families, our property falls within the catchment area of All Saints Primary School and John Taylor High School in the neighbouring village of Barton-Under-Needwood.

This delightful family home is situated on Daisy Lane in Alrewas and was changed from a three bedroomed home into a four bedroom to create a fully functioning lift providing access from the ground floor to the first floor.

The property comprises a spacious tiled reception hallway, inviting living room with laminate flooring, gas fire and double doors leading into the dining room, having sliding doors out onto the rear garden and a serving hatch into the kitchen.

Back into the hallway, there are stairs rising to the first floor, a door into the guest cloakroom, and a door into the modern kitchen which is equipped with a range of wall and base gloss units, gas hob with extractor above, sink with mixer tap over, integrated oven and microwave, as well as space for a fridge freezer and dishwasher. In addition to the kitchen, there is a separate utility room with a sink, space and plumbing for a washing machine and tumble dryer, and a door out to the rear garden.

Upstairs, there are four bedrooms, with the master having its own en-suite bathroom. There are a further two double bedrooms, and bedroom four acts as an ideal office or study if required.

The family bathroom comprises of floor to ceiling tiles, WC, bidet, sink, shower cubicle and a chrome heated towel rail.

Outside to the front of the property, there is a lawned front garden with various shrubs and a tarmac driveway with parking for up to four vehicles, as well as a side gate providing access to the rear garden which is low maintenance, walled and has various plants and shrubs.

Boiler was last serviced in 2020.

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/15122020

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

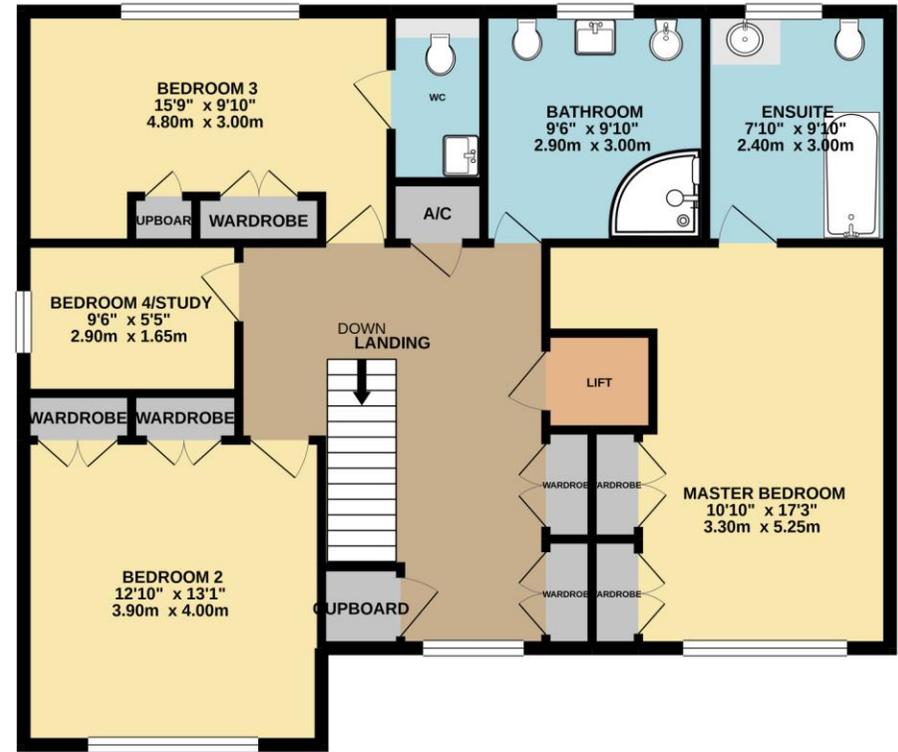




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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 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		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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