



34 Main Street, Alrewas, DE13 7AA



Enjoying a prime setting in the popular village of Alrewas is this well presented semi detached home, benefiting from a wealth of traditional features, three excellent double bedrooms and delightful south-west facing gardens. Having been well maintained and modernised throughout, this deceptively spacious village home offers well proportioned living accommodation with potential to extend (subject to relevant permissions), alongside a garden workshop offering an ideal work-from-home space. The beautifully presented interiors briefly comprise entrance hall, spacious lounge with multifuel stove and dining kitchen with original bread oven to the ground floor, with three double bedrooms set over two additional floors. There is a useful study/library to the first floor, the second floor master suite benefits from a private en suite and a luxurious family bathroom services the additional two bedrooms. Outside, there is parking for two/ three vehicles to the front and a beautifully landscaped garden is set to rear featuring an ornamental pond and arbour. A versatile workshop with power and water offers ideal space for conversion into a utility room or home office, and the property is serviced by mains has central heating and double glazed windows.

The popular village of Alrewas is set within a picturesque Conservation area between the River Trent and the Trent & Mersey canal. Alrewas is home to a superb range of everyday amenities including a popular Butchers', traditional pubs, a Co-op, a doctors surgery, pharmacy and Dental Practice, and the village leads directly onto Canal towpath where many rural walks can be enjoyed. The property lies within a highly regarded school catchment area including All Saints Primary in the village which feeds into John Taylor High in Barton under Needwood. Alrewas is well placed for access to the commuter routes A38, A50 and M6, rail stations at Burton on Trent and Lichfield provide regular rail links to Birmingham, Derby and London and the International airports of Birmingham and East Midlands are both within an easy drive.

- Traditional Semi Detached Home
- Extended & Well Presented Interiors
- South -West Facing Gardens
- Spacious Lounge with Wood Burner
- Family Dining Kitchen
- Three Excellent Double Bedrooms
- Refitted En Suite & Bathroom
- Useful Study/Library
- Landscaped Garden with Workshop – ideal Utility/Home Office
- Ample Off Road Parking
- Mains Gas Central Heating & Double Glazed Windows
- Walking Distance to Village Amenities
- Well Placed for Comumuter Routes, Rail Travel & International Airports
- ‘Outstanding’ School Catchment

A door to the front opens into the Entrance Hall, having stairs rising to the first floor accommodation and a door opening into:

Lounge 5.15 x 4.58m (approx. 16’11 x 15’0)

A spacious reception room having bay window to the front, exposed floorboards and a characterful brickwork fireplace housing a multifuel stove. A character door opens into the:

Dining Kitchen 5.58 x 2.88m (approx. 18’4 x 9’5)

The **Kitchen** comprises a range of shaker wall and base units housing an inset sink, spaces for a fridge freezer and washing machine and an integrated oven with induction hob over. There is a window to the rear, a door opens to a useful **Pantry** storage cupboard which houses the mains gas boiler, and tiled flooring extends into the **Dining Area** where double doors open out to the rear gardens and there is a traditional bread oven, fitted storage and shelving

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





Stairs rise to the **First Floor Landing**, where there is a window to the side and doors open into two of the three bedrooms and to the family bathroom. A useful **Study** 2.4 x 2.07m (approx. 7'10 x 6'9) has a window to the front, and stairs rise to the second floor:

Master Suite 4.8 x 4.6m (approx. 15'9 x 15'1)
A spacious principal bedroom feature vaulted ceilings with beams, a fitted wardrobe, a large

skylight and private use of:

En Suite

Comprising a modern suite having fitted wash basin, WC and walk in shower, with tiled flooring, tiled splash backs, a skylight and a heated towel rail

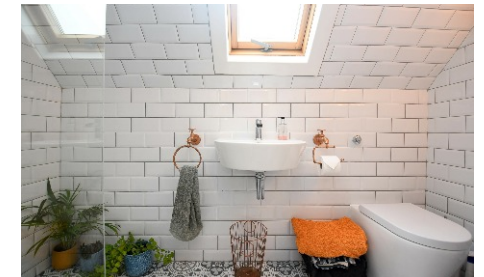
Bedroom Two 3.92 x 3.37m (approx. 12'10 x 11'1)
A good sized bedroom having window to the front and feature fireplace



Bedroom Three 3.55 x 3.37m (approx. 11'8 x 11'1)
A third double room having window to the rear, loft access point and a period fireplace

Family Bathroom

Fitted with a traditional suite having pedestal wash basin, WC, freestanding clawfoot bathtub and separate double shower, with tiled flooring, under floor heating, tiled walls, column radiator and an obscured window to the rear





Outside

The property is set back from the lane beyond a generous frontage, having parking for two/three vehicles to the block paved driveway. A wide side access leads to gated access into the rear garden, and a gravelled courtyard to the side of the drive offers potential to extend the parking area if required

South-West Facing Garden

Extending to the rear is an attractive landscaped garden, having cobbled and gravel terraces edged with borders stocked with a variety of flowers and shrubs. An oak framed arbour offers a pleasant covered seating area, and a cobblestone bridge leads over an ornamental pond with welsh slate waterfall. There is a versatile **Workshop** having power, lighting and full plumbing facilities offering an ideal space for conversion into a home office or utility room



General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.