



36 Park Road, Alrewas, DE13 7AG

 Parker  
Hall

A beautifully presented Victorian home set in the desirable village of Alrewas, benefitting from attractive interiors showcasing a wealth of character, three good sized bedrooms plus dressing room and study and an 'Outstanding' school catchment area. Having been refurbished and substantially improved by the current vendors, the property has received a complete rewire, new boiler and radiators, a loft conversion and a full internal refit in the last 5 years. The interiors comprise entrance porch, sitting room with wood burning stove, dining room and refitted kitchen, with two bedrooms and a refitted bathroom to the first floor and a third bedroom, study and dressing room/fourth bedroom to the second floor. Outside, well tended gardens extend to a good sized to the rear and there is a courtyard garden providing potential for parking at the front aspect.

The property enjoys a desirable position within the historic village of Alrewas on Park Road, a popular development which lies just minutes walk from the centre of Alrewas. The popular village lies in a Conservation Area within Staffordshire and is home to a superb range of everyday amenities including a renowned Butchers', a number of pubs, a Co-op, doctor's surgery, pharmacy, dentist and more. Within walking distance of the property is the All Saints primary school which feeds into the highly regarded John Taylor High School 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 Cathedral City provide regular rail links to Birmingham, Derby and London and the International airports of Birmingham and East Midlands are both within an easy drive.

- Charming Victorian Home
- Desirable Village Location
- Two Spacious Reception Rooms
- Refitted Kitchen
- Utility Space & Entrance Porch
- Three Bedrooms
- Study & Dressing Room/Bed Four
- Luxury Refitted Bathroom
- Generous Rear Gardens
- Potential for Parking to front
- Mains Gas CH & Double Glazing
- John Taylor School Catchment

The front door opens into the:

#### Entrance Porch

Having stone flooring, feature windows to two sides and a pine door leading into:

#### Sitting Room 5.21 x 3.96m (approx. 17'1 x 12'11)

A beautifully presented reception room having bay window with bespoke shutters to the front, further window to the side, engineered oak flooring and a wood burning stove set to stone heath with carved mantle. Stairs with the original oak balustrade rise to the first floor and a door opens into:

#### Dining Room 3.94 x 3.51m (approx. 12'11 x 11'6)

Another well presented reception room having window to the rear, engineered oak flooring and fitted cupboards housing the Gloworm boiler. A door opens to a Utility cupboard housing space for both a washing machine and tumble dryer and the Dining Room opens into:

#### Kitchen 6.15 x 1.83m (approx. 20'2 x 5'11)

The kitchen is fitted with a range of contrasting gloss wall cupboards and oak base units with granite worktops over, housing an inset sink with side drainer, integral appliances including dishwasher and wine fridge and space for an American fridge freezer. a recess houses a Rangemaster cooker which is included in the sale. The kitchen has tiled flooring, a window to the rear aspect and double doors out to the gardens





Stairs rise to the **First Floor Landing**, where there is a window to the side and stairs continuing to the second floor. Doors open into:

**Master Bedroom** 5.11 x 3.51m (approx. 16'9 x 11'6)  
A generous principal bedroom having windows to the front aspect and a large fitted cupboard

**Bedroom Two** 3.89 x 2.51m (approx. 12'9 x 8'2)  
With a window to the rear and a fitted storage cupboard

**Bathroom** 3.95 x 1.97m (approx. 12'11 x 6'5)  
Refitted with a traditional suite comprising Savoy pedestal wash basin, WC, double ended bathtub and walk in shower, with tiling to walls, tiled



flooring, windows to two sides and a traditional radiator with heated towel rail

The **Second Floor Landing** gives access into:

**Bedroom Three** 5.02 x 2.74m (approx. 16'5 x 8'11)  
A good sized double room having three windows to the rear and a door to:

**Study** 3.25 x 1.32m (approx. 10'8 x 4'3)  
Ideal as a walk in wardrobe or home office, having an exposed beam

**Bedroom Four/Dressing Room** 3.54 x 2.14m (approx. 11'7 x 7'0)  
Ideal as a fourth bedroom or dressing room, having twin skylights and an exposed beam

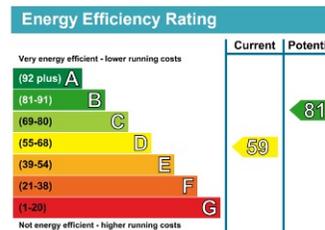
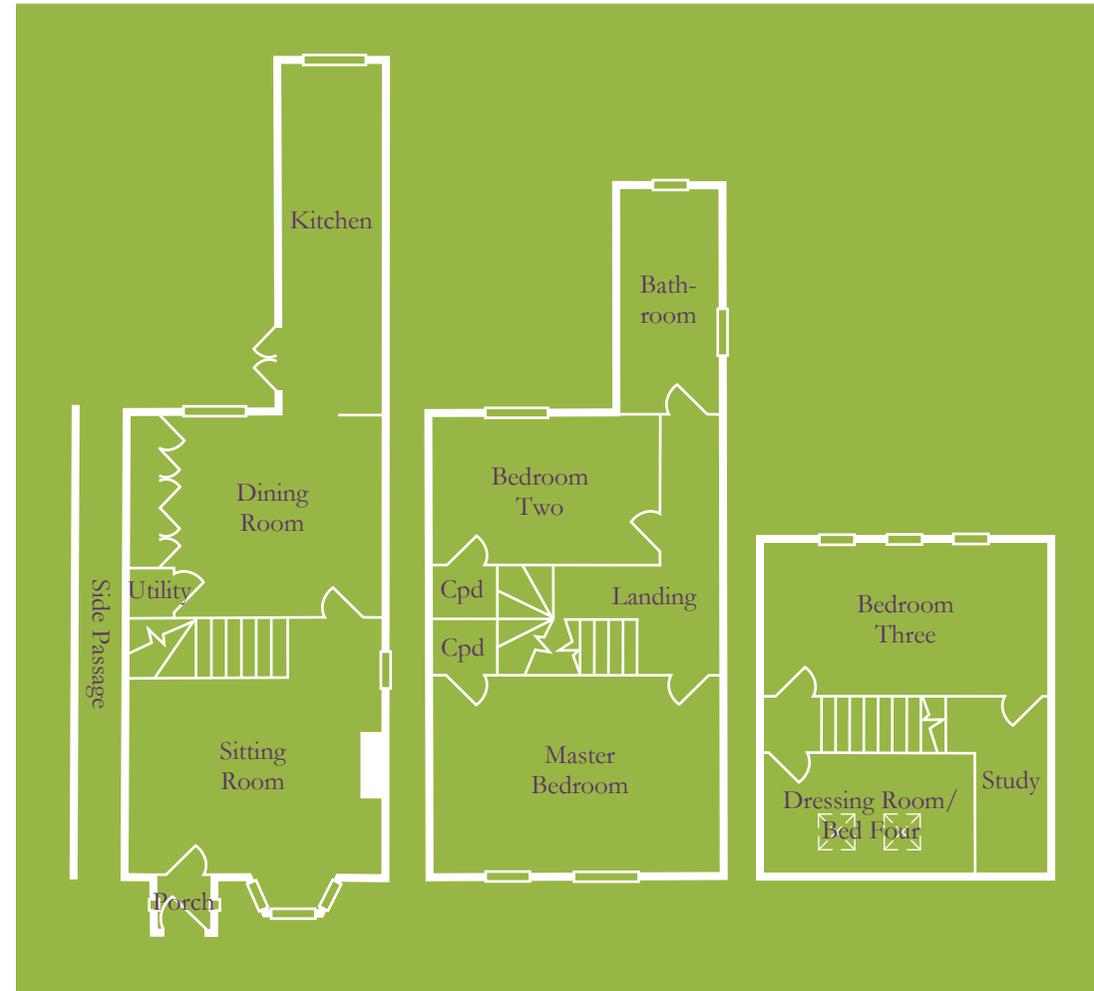


### Outside

The property lies on the desirable Park Road in Alrewas, a quiet location just minutes' walk from the centre of the village. To the front is a walled courtyard which has previously had Planning Permission (which could be easily reinstated) for the

wall to be removed and adrop kerb added to create off road parking

The attractive **Rear Garden** extends to a generous size and is laid to lawns, a greenhouse, shed and a deck. A passage to the side gives access to the front



**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.