



The Hollies, 7 Fox Lane, Alrewas, DE13 7EG



Offered with no upward chain is The Hollies, an attractive traditional detached home set in the desirable village of Alrewas, benefitting from versatile interiors offering superb potential, four bedrooms and mature gardens. Showcasing attractive 1920s charm throughout, this individual property presents excellent scope to remodel/extend (STPP) subject to the next owners' requirements and benefits from an 'Outstanding' rated school catchment area. The interiors comprise briefly reception hall, dining room, stunning lounge, kitchen, utility, shower room and master bedroom to the ground floor, with three bedrooms and a family bathroom to the first floor. Outside, there is a detached tandem garage and parking to the front, with generous gardens extending to the side and rear enjoying an excellent degree of privacy. The property is serviced by mains gas central heating and double glazing.

The property enjoys a desirable position in the heart of Alrewas, a popular village set within a picturesque Conservation area beside the River Trent. Within walking distance from the property are a superb range of amenities including a popular Butchers', traditional pubs, a Co-op, a doctors surgery, pharmacy, dentists and more. The village lies along the Trent & Mersey canal where many countryside walks can be reached within minutes from the property. The property lies within catchment for the All Saints primary school which feeds into the highly regarded John Taylor High in Barton. 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 (in 80 mins from Lichfield) and the International airports of Birmingham and East Midlands are both within an easy drive.



- Traditional 1930s Detached Home
- No Upward Chain
- Superb Potential to Remodel
- Two Spacious Reception Rooms
- Kitchen, Utility & Reception Hall
- Four Bedrooms
- Shower Room & Bathroom
- Detached Garage & Ample Parking
- Established Gardens
- Energy Efficient Solar Panels
- 'Outstanding' School Catchment
- Well Placed for Local Amenities, Commuter Routes & Rail Travel

Reception Hall 3.5 x 1.77m (approx. 11'5 x 5'9)
Stairs rise to the first floor with storage beneath and doors open from the hallway into:

Dining Room 3.85 x 3.01m (approx. 12'7 x 9'10)
Having a window to the front and opening into:

Lounge 5.83 x 4.53m (approx. 19'1 x 14'10)
An impressive reception room having feature window to the side and sliding doors out to the rear garden

Kitchen 3.63 x 2.36m (approx. 11'11 x 7'9)
Fitted with a range of wall and base units with complementary worktops over, housing inset sink with side drainer and a range of integral appliances including dishwasher, oven, electric hob, fridge and freezer. There is a

Utility 2.87 x 1.88m (approx. 9'5 x 6'2)
Fitted with wall and base units housing space for a washing machine, the utility has a door out to the rear garden, a window to the rear and doors into the Kitchen and:

Shower Room 2.88 x 1.89m (approx. 5'8 x 5'5)
Fitted with a modern suite having wash basin set to vanity unit, WC and corner shower, with heated towel rail, tiled floor, tiled walls and an obscured window to the rear





A door from the **Reception Hall** opens into:

Master Bedroom 4.27 x 3.37m (approx. 14'0 x 11'0)

A spacious double room having window to the front and a brickwork fireplace

Stairs rise to the **First Floor Landing** where there is a window to the front and doors open to fitted storage cupboards. Doors lead off into:

Bedroom Two 3.61 x 3.04m (approx. 11'10 x 9'11)

With windows to the side aspect and a fitted cupboard

Bedroom Three/Study 3.32 x 2.83m (approx. 10'10 x 9'3)

Having a fitted cupboard and a window to the side

Bedroom Four 2.88 x 1.87m (approx. 9'5 x 6'1)

With a window to the side

Bathroom 2.47 x 2.08m (approx. 8'1 x 6'9)

Comprising pedestal wash basin, WC, shower and corner bathtub, with half tiling to walls, tiled flooring and an obscured window to the rear



Floor Plan in Progress



Outside

The Hollies lies on the popular Fox Lane in Alrewas, being within a few minutes' walk of the centre of the village. To the front aspect is a paved driveway providing parking for a number of vehicles and access into the **Detached Garage**, and gated access leads to the rear aspect

Gardens

The established gardens extend to the side and rear of the property, having a paved terrace leading onto lawns edged with mature foliage. There is a vegetable garden to one side and the rear gardens enjoy an excellent degree of privacy to all sides



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.