



The Old Stables, Fletchers Field, 32d Main Street, Alrewas, DE13 7ED

 **Parker
Hall**

Offered with no upward chain is this charming detached cottage benefitting from contemporary open plan interiors, three good sized bedrooms and a secluded position on a private cul de sac. Originally converted in 2007, this well maintained detached cottage showcases an attractive character exterior and sits within a landscaped courtyard garden providing secluded seating areas and potential to extend the parking area. The interiors comprise briefly entrance porch, reception hall, open plan kitchen and sitting room to the ground floor, with three bedrooms serviced by a refitted en suite and refitted bathroom to the first floor. Outside, landscaped gardens are laid to three sides, an outhouse provides a utility room and there is a private drive to one side. The Old Stables is serviced by mains gas central heating and full double glazing and would be an ideal downsize or young family home.

The Old Stables lies on a secluded cul de sac in the rural village of Alrewas, a popular location set within a picturesque Conservation area beside the River Trent. Alrewas is home to a superb range of everyday amenities including a popular Butchers', traditional pubs, a Co-op, a doctors surgery, pharmacy and dentists, and the position provides swift access onto the Trent & Mersey Canal network where many rural walks can be enjoyed. The property lies within an outstanding school catchment area including the All Saints primary school in the village which feeds into the highly regarded 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 (in 80 mins from Lichfield) and the International airports of Birmingham and East Midlands are both within an easy drive.



- Detached Character Cottage
- Exclusive Private Setting
- Contemporary Open Plan Interiors
- No Upward Chain
- Spacious Sitting Room
- Open Plan Dining Kitchen
- Porch & Reception Hallway
- Three Bedrooms
- Refitted En Suite & Bathroom
- Off Road Parking
- Walking Distance to Village Amenities
- Outstanding School Catchment

front and a double doors out to a terrace to the side

Dining Kitchen 5.09 x 2.88m (approx. 16'8 x 9'5)
Comprising a range of wall and base units housing inset sink with side drainer, space for a dishwasher and integral appliances including fridge, freezer, oven and gas hob. There are windows to two sides, the kitchen has tiled flooring and a door to the side opens out to a brick paved courtyard where there is access into a useful **Outhouse** currently used as a utility

A paved pathway leads to the front door which opens into an **Entrance Porch**, which in turn opens into:

Entrance Hall 3.02 x 1.84m (approx. 9'10 x 6'0)
This attractive open plan style entryway has stairs rising to the first floor accommodation, a door into a useful storage cupboard and an opening into:

Sitting Room 5.11 x 2.97m (approx. 16'9 x 9'8)
A spacious reception room having window to the





Stairs rise to the **First Floor Landing**, having a skylight and doors opening into:

Master Bedroom 3.93 x 2.95m (approx. 12'10 x 9'8)

A spacious double room having windows to two sides and private use of:

En Suite 2.63 x 1.1m (approx. 8'7 x 3'7) fitted with a contemporary suite having wash basin set to vanity unit, WC and oversized shower, with tiled splash backs, chrome heated towel rail and a skylight

Bedroom Two 3.17 x 2.98m (approx. 10'4 x 9'9) Another double room having dual aspect windows

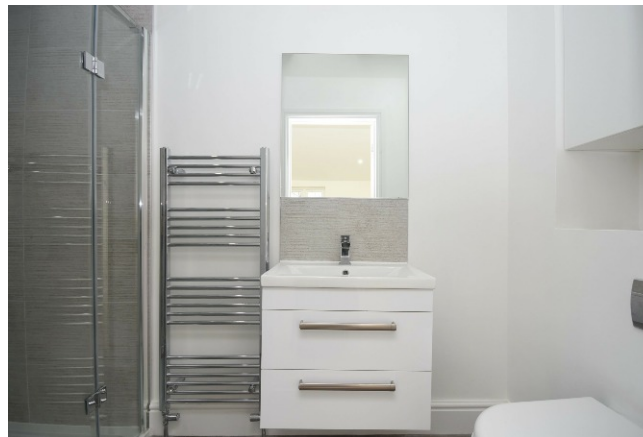


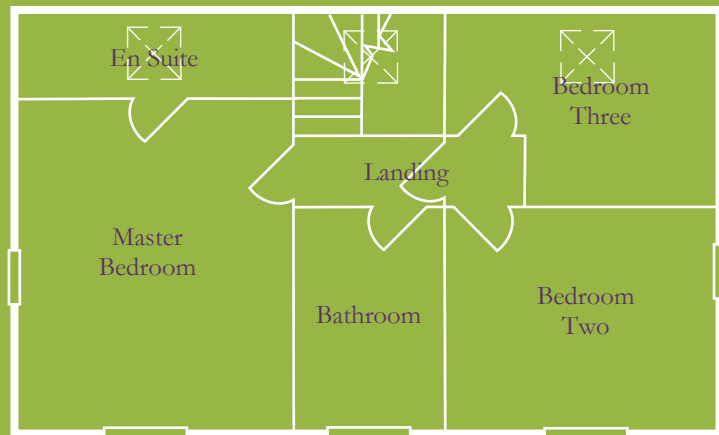
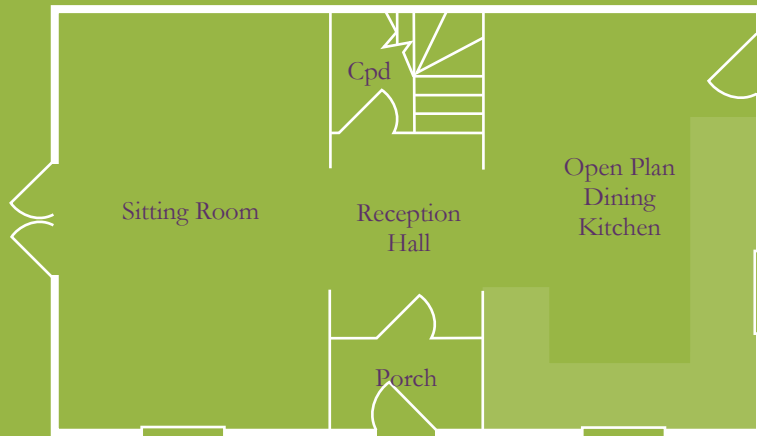
Bedroom Three 2.99 x 1.86m (approx. 9'9 x 6'1) With a skylight to the rear

Family Bathroom 2.62 x 1.85m (approx. 8'7 x 6'0)

A modern white suite comprises wash basin set to vanity unit, WC and bathtub with rainfall shower head, with tiled splash backs, a chrome heated

towel rail, an obscured window to the side and a fitted mirror with inset lighting





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	67 D
39-54	E		
21-38	F		
1-20	G		



Outside

The Old Stables lies on the secluded cul de sac of Fletchers Field, being within a few steps of the village centre and amenities. To the front is a private driveway and gated access opens into a landscaped foregarden having a paved pathway leading to the front door. The front garden provides potential to extend the parking and a garden shed is included in the sale

Gardens

To the left hand side is a secluded deck terrace edged with railway sleepers, enjoying privacy to all sides and having double doors into the **Sitting Room**. To the opposite side a brick paved terrace also enjoying much privacy and has access into the **Open Plan Kitchen** as well as into an **Outhouse** currently used as a utility housing a fitted wash basin and spaces for a washing machine and tumble dryer



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.