



9 Park Road, Alrewas, DE13 7AG





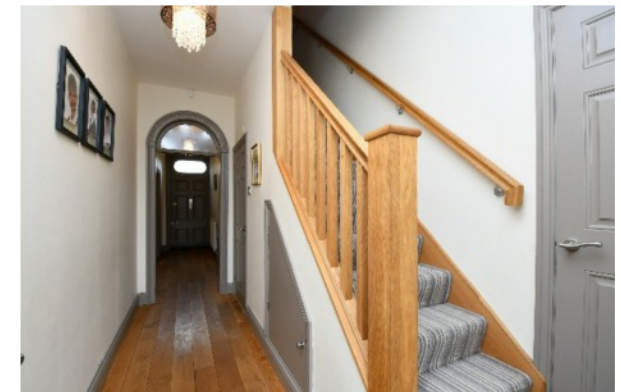
Enjoying a prime position in the desirable village of Alrewas is this exquisite Georgian residence, offering beautifully presented and spacious family accommodation, five double bedrooms plus dressing room/office and a plot including a walled garden and private parking. Offered with the benefit of no upward chain, this immaculate character home showcases a wealth of living and bedrooms space arranged over three floors and provides an ideal opportunity for a growing family to acquire an impressive home in this sought after location. This terraced house is finished to a high standard throughout and comprises briefly through reception hall with original 1700s front and rear doors, two spacious reception rooms, open plan family dining kitchen and cloakroom to the ground floor, with four

double bedrooms (one with walk in wardrobe and en suite) and a family bathroom to the first floor. To the second floor is an impressive principal bedroom having private en suite and a dressing room ideal as a home office. Most bedrooms benefit from bespoke Hammonds fitted wardrobes, much of the flooring including solid oak to the ground floor, and the property benefits from traditional sash windows and tall ceilings throughout. To the rear within a courtyard there is parking for two vehicles as well as exterior storage, and gated access opens to a beautifully tended south facing garden.

The popular rural village of Alrewas is 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, and there are a number of highly regarded private schools also nearby including Smallwood Manor, Repton and Lichfield Cathedral. 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.

- Elegant Georgian Village Home
- Spacious & Versatile Accommodation
- Offered with No Upward Chain
- Modernised & Well Presented
- Dual Aspect Reception Hall
- Two Reception Rooms
- Open Plan Family Dining Kitchen
- Ground Floor Cloakroom
- Five Spacious Double Bedrooms
- Master Dressing Room/Home Office
- Two En Suites, Walk in Wardrobe & Family Bathroom
- South Facing Walled Garden
- Parking within Courtyard
- Walking Distance to Village Amenities
- Well Placed for Commuter Routes & Rail Travel
- 'Outstanding' School Catchment



The front door opens into the traditional dual aspect **Reception Hall**, having staircase rising to the first floor, solid oak flooring, fitted storage cupboard and access out to the rear garden. Doors open into:

**Sitting Room** 4.3 x 4.0m (approx 14'2 x 13'2)  
A well presented reception room having window to the front aspect, fireplace recess and oak flooring. Bifold doors open into:

**Family Room** 4.0 x 3.4m (approx 13'2 x 11'1)  
An ideal playroom or second lounge, having double doors out to the rear gardens, oak flooring and a fireplace recess

**Open Plan Family Dining Kitchen** 8.3 x 4.1m (approx 27'3 x 13'5)  
A stunning and beautifully remodelled space comprising a comprehensively fitted kitchen and formal dining area. The kitchen comprises a contemporary range of gloss wall and base units with quartz worktops over, housing inset sink with side drainer, space for an American fridge freezer and Siemens dishwasher, Neff double oven, Samsung microwave with warming drawer below, Bosch gas hob, John Lewis washing machine and Bosch tumble dryer. An island provides further workspace, storage and a breakfast bar and the kitchen has windows to the rear. Tiled flooring extends into the **Dining Area** where there is a window to the front aspect

**Cloakroom**  
Comprising wash basin set to vanity unit and WC, with tiled flooring, half tiling to walls and a chrome heated towel rail



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61   D	65   D
39-54	E		
21-38	F		
1-20	G		





Stairs rise from the **Reception Hall** to the **First Floor Landing**, having doors opening into:

**Bedroom Two** 4.0 x 3.7m (approx 13'0 x 12'2)  
A generous double room having bespoke fitted wardrobes and storage, a window to the front and a door into a useful **Walk in Wardrobe**. A further door opens into:

**En Suite**  
Fitted with pedestal wash basin, WC and corner shower room, with LVT flooring and half tiling to walls

**Bedroom Three** 4.0 x 3.0m (approx 13'2 x 9'11)  
Another double bedroom having window to the front and fitted wardrobes

**Bedroom Four** 4.0 x 3.0m (approx 13'2 x 9'11)  
A fourth double bedroom having fitted wardrobes and a window to the rear

**Bedroom Five** 4.2 x 2.3m (approx 13'7 x 7'7)  
Ideal for use as a home office or gym, having a window to the rear

**Family Bathroom**  
Comprising a traditional suite having pedestal wash basin, WC, corner shower and claw foot bathtub, with tiled flooring, half tiling to walls and an obscured window to the front

Stairs rise to the **Second Floor** where there is a large loft storage room and doors lead into:

**Master Bedroom** 5.7 x 3.8m (approx 18'10 x 12'6)  
A spacious bedroom suite having window to the front and private use of:

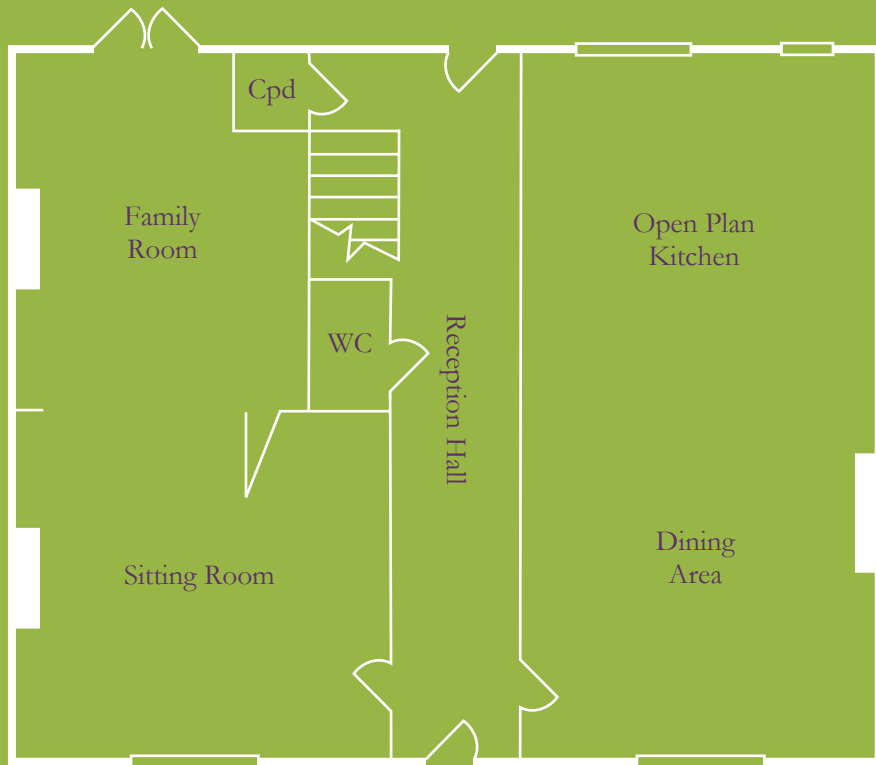
**En Suite**  
Comprising a contemporary suite fitted with wash basin set to vanity unit, WC and shower, with tiled flooring, half tiling to walls, fitted storage and a chrome heated towel rail

**Dressing Room**  
Having a window to the front, this luxury dressing room has feature beams and is fitted with a range of bespoke wardrobes and storage





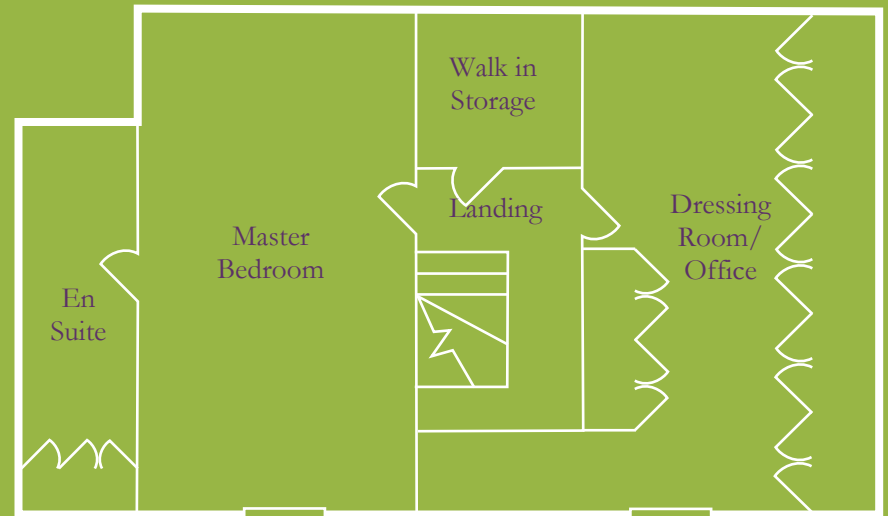




Ground Floor



First Floor



Second Floor





### Outside & Parking

The property is set back from Park Road beyond a gated and walled courtyard with feature wrought iron fencing. A paved path leads to the original front door. An archway off Park Road leads to a shared courtyard where there is allocated parking for two vehicles and access into two storage sheds which are included in the sale

### South Facing Garden

Set to the rear is a charming walled garden which has been landscaped to a high degree. Enjoying a sunny aspect, the rear garden is laid to a paved terrace, shaped lawn and gravelled borders and has gated access out to the parking courtyard



**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.