



22 Main Street, Alrewas, DE13 7AA

Set in the popular village of Alrewas is this traditional detached home, benefitting from spacious and well presented interiors, four good sized bedrooms and an 'Outstanding' school catchment area. Enjoying a generous plot with ample parking and a good sized garden, this attractive village home has been updated by the current vendors to include the replacement of the boiler, refit to the kitchen and utility and a conversion of the garage to create a further living area for the main property, a self contained annexe or a home office suite. The interiors comprise briefly reception hall, two spacious reception rooms, kitchen, utility, cloakroom and games room/annexe to the ground floor, with four bedrooms and a family bathroom to the first

floor. The master bedroom is serviced by a large dressing room/en suite. Outside, the property benefits from ample parking to the front aspect and the rear garden enjoys an excellent degree of privacy. The property is serviced by mains gas central heating and full double glazing.

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 St Wystans, 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.

- Individual Detached Family Home
- Well Presented & Spacious Interiors
- Two Reception Rooms
- Kitchen, Utility & Cloakroom
- Spacious Reception Hall
- Superb Annexe/Home Office/Games Room
- Four Bedrooms & Family Bathroom
- Master Dressing Room/En Suite
- Ample Parking
- Well Tended & Private Garden
- Mains Gas CH & Double Glazed
- 'Outstanding' School Catchment
- Well Placed for Village Amenities, Commuter Routes & Rail Travel



Reception Hall 3.52 x 3.35m (approx. 11'6 x 10'11)
A spacious welcome to this individual home, having dual aspect windows, staircase rising to the first floor and an opening into:

Dining Room 3.31 x 3.17m (approx. 11'0 x 10'4)
A well presented reception room having window to the front aspect

Lounge 6.81, 3.58 x 6.76, 3.05m (approx. 22'4, 11'8 x 22'2, 9'11)

Another spacious and well presented living space having twin sets of sliding doors out to the rear gardens, a window to the front and brickwork fireplace housing an electric fire

Kitchen 3.42 x 2.99m (approx. 11'2 x 9'9)
Refitted by the current vendors, the kitchen comprises a range of gloss wall and base units with complementary worktops over, housing inset sink with side drainer and integral appliances including dishwasher, oven and gas hob. There is a window to the rear and the kitchen has tiled flooring extending into:

Utility 5.06 x 2.4m (approx. 16'7 x 7'10)
Fitted with a range of full height and base units having additional worksurfaces over and housing an inset sink with side drainer, integral appliances including washing machine and fridge freezer, and a full height pull out pantry cupboard. There is a window to the rear, doors open to both the driveway and rear gardens and the refitted Worcester combi boiler is housed in here. Interior doors open into:

Cloakroom
Comprising pedestal wash basin and WC, with an obscured window to the front

Annexe/Home Office/Games Room 5.44 x 4.56m (approx. 17'10 x 14'11)
Ideal for use as a self contained annexe, home office suite or as further living space to the main house, this former double garage has been converted to create a useable and versatile accommodation to suit a variety of uses. There are windows to the front and rear aspects and a fitted kitchen comprises wall and base units with ample workspace and storage, an inset sink and integral appliances including dishwasher and cooker with gas hob over. There are a range of fitted wardrobes and a door to the front provides the option for separate access into this space





Stairs rise from the **Reception Hall** up to the **First Floor Landing**, where doors lead into:

Master Bedroom 3.56 x 3.37m (approx.. 11'7 x 11'0)

A spacious principal bedroom having window to the front aspect and a sliding door into:

En Suite/Dressing Room 3.35 x 3.12m (approx. 10'11 x 1'0'2WU)

This room has been designed to incorporate a range of fitted wardrobes to serve as a dressing room, and a bathroom suite comprising pedestal wash basin, WC and corner shower. There is an obscured window to the rear

Bedroom Two 3.5 x 3.06m (approx. 11'5 x 10'0)

With a window to the rear and a range of fitted bedroom furniture including wardrobes, a dressing table and a desk

Bedroom Three 3.26 x 3.06m (approx. 10'8 x 10'0)

Another double room having window to the rear and a range of fitted wardrobes and furniture

Bedroom Four 3.19 x 2.36m (approx. 10'5 x 7'8)

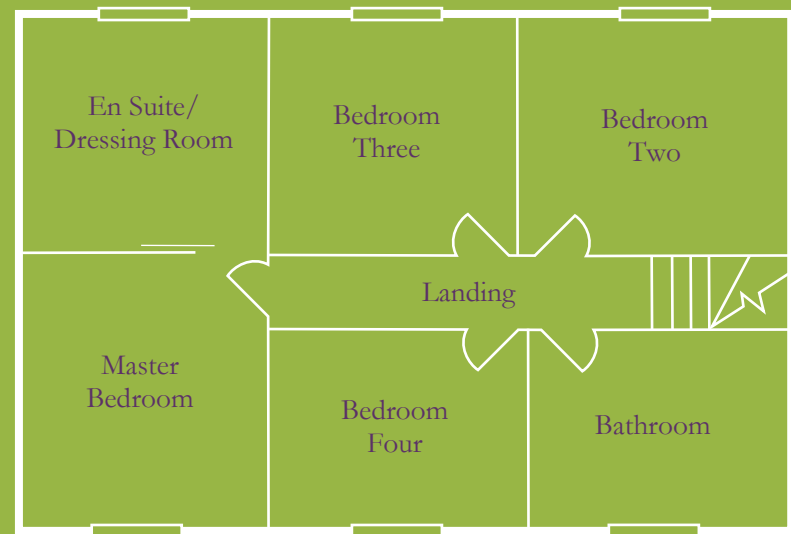
A fourth double room having window to the front and fitted wardrobes and storage

Bathroom 3.46 x 2.36m (approx. 11'4 x 7'8)

Fitted with a modern suite having wash basin and WC set to vanity units, bathtub with shower unit over and a range of fitted storage, with tiled flooring, tiled walls, a heated towel rail and an obscured window to the front









Outside

The property sits back from Main Street beyond a mature hedge providing privacy to the front. A block paved driveway provides parking for a number of vehicles and gated access to the side leads into the rear garden

Rear Garden

The garden has been landscaped to create an extensive paved terrace with steps rising to lawns edged with neatly stocked borders. There is exterior lighting and a water point, and the garden enjoys a good degree of privacy and sunlight

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	52 E	
21-38	F		
1-20	G		

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.