



44 Mickleholme Drive, Alrewas, DE13 7AU

 Parker
Hall

Offered with no upward chain is this beautifully refurbished semi detached home, benefitting from extended accommodation, four double bedrooms and excellent outside space including garage, parking and gardens with a sunny southerly aspect. This deceptively spacious property has been finished to an excellent standard throughout, having integral kitchen appliances, modern bathroom suites, high level TV points to the living area and bedrooms and hardwiring for an alarm and CCTV system. The immaculate interiors comprise briefly reception hall with fitted cloaks cupboard, open plan kitchen with living and dining areas, utility and cloakroom to the ground floor, with four double bedrooms to the first floor serviced by a family bathroom and master en suite. To the front, there is a block paved drive with parking for three vehicles and the single garage offers convenient potential to convert into a further living space if desired. A well tended garden to the rear enjoys much privacy, and the property is serviced by mains gas central heating with a refitted boiler and

new double glazed windows throughout.

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.

Semi Detached Family Home
No Upward Chain
Extended & Beautifully Refurbished
Contemporary & High Spec Finish
Reception Hall with Fitted Storage
Open Plan Living & Dining Rooms
Kitchen with Integral Appliances
Separate Utility & Cloakroom
Four Double Bedrooms
Master En Suite & Family Bathroom
Single Garage & Parking
Generous Garden with Southerly Aspect
Renovation to Include Windows, Rewiring,
New Boiler, Heating System & Plumbing
'Outstanding' School Catchment
Well Placed for Village Amenities, Commuter
Routes & Rail Travel

Reception Hall

The UPVC front door opens into a spacious hallway, having windows to the front, staircase rising to the first floor, LVT flooring and a range of fitted cloakroom storage space. Double doors open through to:

Open Plan Living & Dining Kitchen 5.29 x 5.22m (approx. 17'4 x 17'1) – max

This contemporary open plan space offers versatile layout options for a spacious **Sitting Room** and formal **Dining Area**. A window overlooks the gardens, a door opens out to the rear and there is LVT flooring throughout. The **Kitchen** comprises a range of wood grain wall and base units with marble style worktops over, housing inset sink with side drainer and integral appliances including dishwasher, oven and induction hob with extractor above. There is a window to the rear, a central island provides additional workspace, storage and a breakfast bar and the kitchen opens into:

Utility

A door opens to the rear garden and the utility is fitted with wall and base units coordinating with those of the kitchen, housing an inset sink space for a washing machine and tumble dryer. There is a door into the **Single Garage** which has been insulated to building regulations to provide the option for conversion into additional living space





Cloakroom

Comprising wash basin set to vanity unit, WC, tiled splash backs and an obscured window to the front

Stairs rise to the **First Floor Landing** where there is a window to the front, access to a large loft space and doors opening into:

Master Bedroom 3.15 x 2.7m (approx. 10'4 x 8'10)

With a window to the front and private use of:

En Suite

Fitted with a modern suite having wash basin set to vanity unit, WC and oversized walk in shower, with tiled walls and a heated towel rail



Bedroom Two 3.94 x 2.85m (approx. 12'11 x 9'4)

Another double room having window to the rear aspect

Bedroom Three 3.3 x 2.7m (approx. 10'9 x 8'10)

A double room having window to the rear aspect

Bedroom Four 3.23 x 2.7m (approx. 10'8 x 8'10)

A fourth double room having window to the front

Family Bathroom

Fitted with a modern suite having wash basin set to vanity unit, WC and bathtub with shower unit over, having tiled splash backs, a heated towel rail and an obscured window to the rear





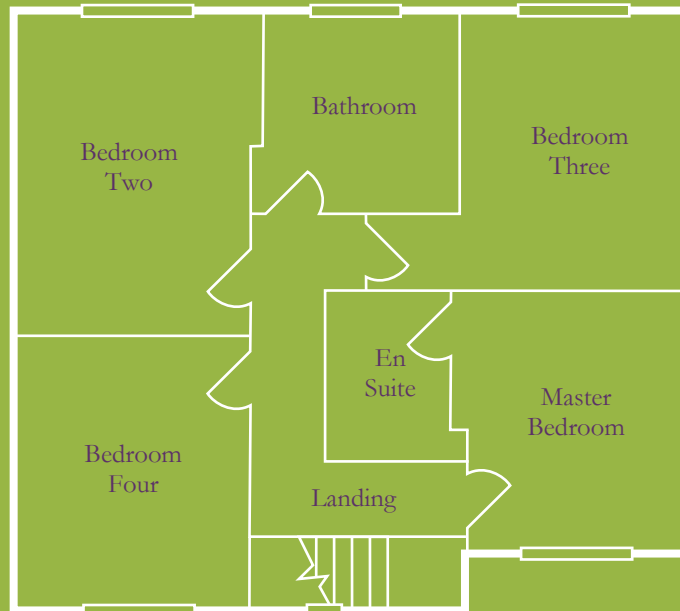
Outside

The property is set back from the lane beyond a block paved driveway providing parking for around three vehicles. There is access into the garage and a gate to the side leads into the rear garden

Single Garage 4.9 x 2.75m (approx. 16'0 x 9'0)
 With roller entrance door, power and lighting. The garage has been insulated to building regulations standard and could easily be converted into a separate reception room if desired

Gardens

Generous and well tended gardens lie to the rear aspect, enjoying an excellent degree of privacy and a sunny south-east aspect. A paved terrace leads onto lawns edged with neatly stocked borders and there is an area to the top of the garden providing ideal space for a garden shed and children's play area. The garden also offers excellent potential to add a conservatory or garden room if desired



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	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.