



6 Deepmore Close, Alrewas, DE13 7AY



Set within the sought after village of Alrewas is this well presented semi detached bungalow, benefitting from a recently refitted kitchen and a replaced roof, two bedrooms and a peaceful position with south facing gardens. Being an ideal downsize or first time buy, this well presented home offers accommodation set over a single level comprising porch, entrance hall, two reception rooms, recently refitted kitchen, two bedrooms and a family bathroom. Outside, there is parking for three vehicles to the front and a wide gated side access leads to a detached garage at the rear. The south facing gardens backs onto a peaceful village green and enjoys privacy to all sides. The property is serviced by mains has central heating and full double glazing.

The property is set 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 doctor's 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 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.

- Semi Detached Bungalow
- Private South Facing Plot
- Sought After Village Location
- Recently Re-Roofed
- Modern Refitted Kitchen
- Two Reception Rooms
- Two Bedrooms & Family Bathroom
- Attractive South Facing Garden
- Parking for Three & Detached Garage
- 'Outstanding' School Catchment
- Walking Distance to Village Amenities
- Quiet Position on Popular Road
- Ideal First Time Buy/Downsize

The front door opens into a useful Porch, which in turn leads into:

Entrance Hall

With fitted Airing Cupboard and doors opening into:

Sitting Room 4.3 x 3.6m (approx. 14'1 x 11'9)

A spacious reception room having gas fireplace with carved stone surround and an opening into:

Dining Room 3.7 x 2.6m (approx. 12'2 x 8'8)

With a window to the side and double doors out to the south facing rear garden

Refitted Kitchen 2.9 x 2.3m (approx. 9'5 x 7'7)

The kitchen has been recently refitted by the current vendors with a range of wall and base units having solid wood worktops over, housing inset sink with side drainer, spaces for a fridge and washing machine and integral appliances including dishwasher, oven and gas hob. There are windows to two sides and the kitchen has tiled flooring and houses the mains gas boiler



Doors from the **Entrance Hall** lead into:

Master Bedroom 3.6 x 3.2m (approx. 11'9" x 10'8")

A double room having fitted wardrobes and a window to the front

Bedroom Two 2.7 x 2.3m (approx. 8'8" x 7'7")

With a window to the front aspect

Bathroom

Comprising pedestal wash basin, WC and bathtub with shower unit over, having tiled splash backs and an obscured window to the side





Outside

The property lies on the peaceful Deepmore Close amongst similar bungalows and village homes. There is parking to a private drive at the front for three cars and double gates to the side lead into the rear garden where a detached garage is situated

South Facing Garden

Enjoying complete privacy to all sides and a sunny aspect, the well tended rear garden is laid to a paved terrace, wide side courtyard and shaped lawns. There is a water point and the garden backs onto a peaceful village green, allowing for an even more secluded setting for outdoor dining and relaxation



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 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.