



31a Wellfield Road, Alrewas, DE13 7HB

 Parker  
Hall



Enjoying a secluded setting on an exclusive private drive is this individual detached village home, benefitting from spacious and versatile living accommodation, three double bedrooms plus study/bedroom four, and a west facing garden plot. Set within an 'Outstanding' school catchment area, this well presented detached home is offered with no upward chain and presents ideal accommodation to suit a growing family looking to be part of this popular village community. The interior comprises briefly central reception hall, spacious lounge, dining room, conservatory with insulated solid roof, family dining kitchen, utility and ground floor shower room, with a study offering versatile uses as a ground floor bedroom, home office or playroom.

Upstairs there are three double bedrooms and a family bathroom, with the master being serviced by a private dressing room and en suite. Outside, there is parking to the fore of the garage, and the rear garden enjoys a sunny westerly aspect. The property is serviced by mains gas central heating (boiler refitted approx. 2020) 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 Ofsted 'Outstanding' school catchment area including the All Saints primary school in the village which feeds into 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 and the International airports of Manchester, Birmingham and East Midlands are all within an easy drive.

- Individual Detached Village Home
- Deceptively Spacious Accommodation
- Offered with No Upward Chain
- Secluded Plot on Private Road
- Two Reception Rooms & Conservatory
- Family Dining Kitchen
- Reception Hall & Utility
- Study/Bedroom Four
- Ground Floor Shower Room
- Three Double Bedrooms
- Master En Suite & Dressing Room
- Family Bathroom
- Secluded West Facing Gardens
- Large Garage & Ample Parking
- Exclusive Setting in Popular Village
- 'Outstanding' School Catchment
- Ideal for Commuter Routes/Rail Travel





**Reception Hall** 5.47 x 2.5m (approx. 17'11 x 8'2)

The UPVC entrance door opens into this spacious hallway, having staircase rising to the first floor and a door into a useful fitted cloaks cupboard. Doors lead into:

**Lounge** 4.65 x 4.41m (approx. 15'3 x 14'5)

A generous reception room having windows to the front aspect with shutters, a gas fireplace set to carved stone fireplace and double doors leading into:

**Dining Room** 4.65 x 2.8m (approx. 15'3 x 9'3)

Another well presented living space having window to the hallway and double doors leading into:

**Conservatory** 3.9 x 3.83m (approx. 12'8 x 12'6)

Having received a solid insulated roof, this sitting room has double doors to the rear, tiled flooring and windows overlooking the well tended gardens

**Family Dining Kitchen** 5.15 x 3.37m (approx. 16'10 x 11'0)

Extending to a generous size, this open plan family kitchen comprises a range of wood wall and base units with granite worksurfaces over, housing an inset one and a half sink with side drainer recess housing a range cooker with gas hob over and integral appliances including fridge and dishwasher. Tiled flooring extends into the dining area, there is a window to the rear and a door opens into:

**Utility** 2.23 x 2.06m (approx. 7'3 x 6'8)

Comprising base units housing inset sink, spaces for a washing machine tumble dryer and fridge freezer, a door out to a side passageway and tiled flooring

**Study/Bedroom Four** 3.9 x 2.2m (approx. 12'8 x 7'3)

An ideal home office, playroom or ground floor bedroom, having a window to the front with bespoke shutters

**Shower Room** 2.15 x 1.75m (approx. 8'2 x 5'9)

Fitted with a white suite having wash basin set to vanity unit, WC and double shower, with tiled flooring, half tiling to walls, a chrome heated towel rail and an obscured window to the rear









Stairs rise to the **Part Galleried Landing** which is large enough to accommodate a study or reading area. Doors open into:

**Master Suite** 6.45 x 3.36m (approx. 21'2 x 11'0)  
An impressive principal bedroom having window to the rear with shutters and a step down leading into a private:

**Dressing Room** 2.4 x 2.3m (approx. 7'10 x 7'7)  
Having fitted wardrobes, a door to the **Airing Cupboard** which houses the hot water cylinder and a window to the front with shutters. A door opens into:

**En Suite** 3.66 x 2.88m (approx. 12'0 x 9'5)  
A modern suite comprises fitted wash basin, WC and bidet set to granite topped vanity unit and a large shower, with LVT flooring, half tiling to walls, twin heated towel rails and an obscured window to the front

**Bedroom Two** 4.65 x 2.7m (approx. 15'3 x 8'10)  
A spacious double room having window to the front with fitted shutters

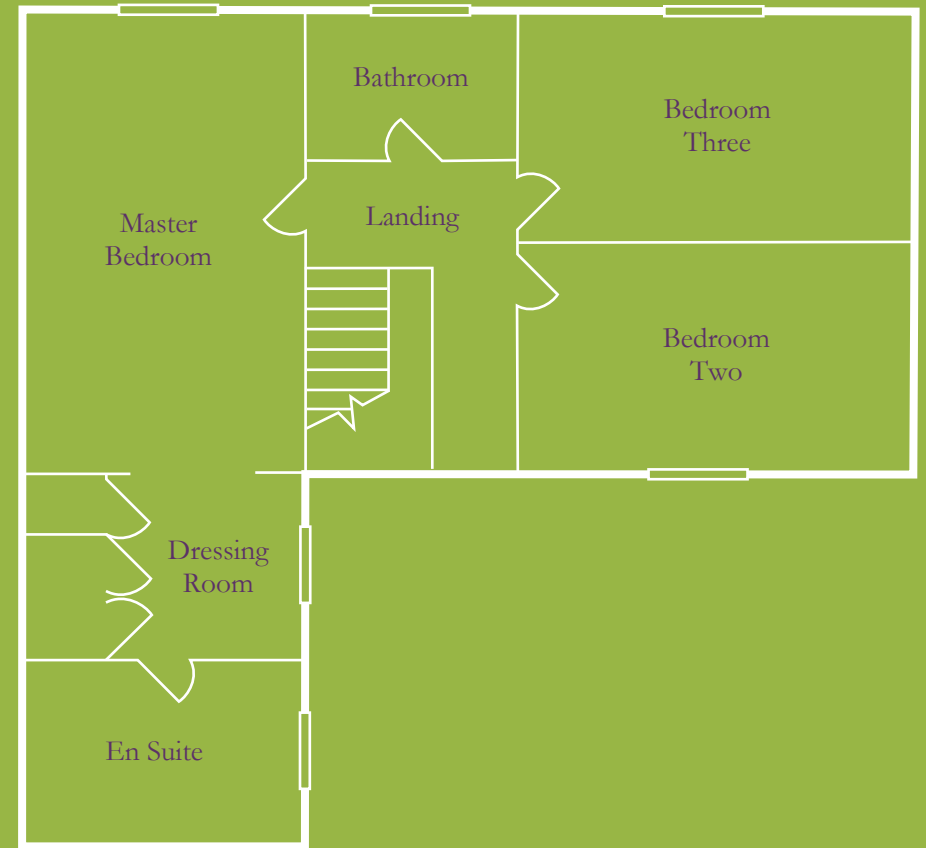
**Bedroom Three** 4.65 x 2.7m (approx. 15'3 x 8'10)  
Another double room having window to the rear with fitted shutters

**Bathroom** 2.5 x 1.77m (approx. 8'2 x 5'9)  
Comprising a white suite having fitted wash basin, WC and double ended bathtub with shower attachment, with half tiling to walls, LVT flooring, a heated towel rail and on obscured window













## Outside

The property is set to the top of a private road servicing just two individual homes. There is parking for a number of vehicles to the side and front aspect, and an electric door opens into the **Garage** 5.3 x 2.94m (approx. 17'3 x 9'7) which has power, lighting, a courtesy door to the rear and houses the wall mounted boiler which was refitted around 2 years ago

## West Facing Gardens

Gated access and a walkway leads around the perimeter of the property and into the rear garden, a well tended garden laid to a paved terrace, lawns and low box hedging. There is an exterior water point and lighting, the garden shed is included in the sale and a hot tub to the side of the property is also included in the sale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   C	80   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.