



10 Churchill Crescent, Alrewas, DE13 7EH



Set on a quiet residential street in Alrewas is this beautifully refurbished detached bungalow, benefitting from modern and well presented interiors, two bedrooms and a secluded garden plot. Being an ideal downsize into this popular village and offered with no upward chain, this immaculate detached bungalow has received recent improvements to include a new kitchen, new shower room and a refitted boiler in 2022. The interior comprises briefly entrance hall, spacious lounge, modern kitchen and conservatory, with two bedrooms serviced by a refitted shower room. To the front is a block paved driveway with parking for a number of vehicles, well tended and secluded gardens are set to the rear and the property enjoys a peaceful setting on this popular lane. This attractive village home 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 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.

- Attractive Detached Bungalow
- Fully Refurbished & Modern Interiors
- Offered with No Chain
- Ideal Downsize in Desirable Village
- Spacious Lounge & Conservatory
- Refitted Kitchen
- Two Bedrooms
- Refitted Shower Room
- Well Tended Gardens
- Ample Parking
- Peaceful Setting in Sought After Village
- Double Glazed & Mains Gas Central Heating (2022 Boiler)

Entrance Hall

A door opens from the side into this attractive hallway, having access point to a boarded loft space and doors opening into:

Spacious Lounge 4.85 x 3.84m (approx. 12'8 x 10'9)

A well presented and spacious reception room having gas fireplace set to marble hearth and double doors into:

Conservatory 5.86 x 2.11m (approx. 19'2 x 6'11)
A versatile reception room having windows

overlooking the gardens and double doors to the side aspect. A door opens into:

Kitchen 3.14 x 2.5m (approx. 10'3 x 8'1)

Refitted with a range of gloss wall and base units having complementary wood effect worktops over, housing an inset sink with side drainer and a range of integral appliances including dishwasher, fridge freezer, oven with gas hob and washing machine. There is a window to the side aspect and a door leads back into the **Entrance Hall**



Doors from the hallway lead into:

Bedroom One 3.88 x 3.3m (approx. 12'8 x 10'9)

A good sized double room having window to the front aspect and a range of fitted storage and wardrobes

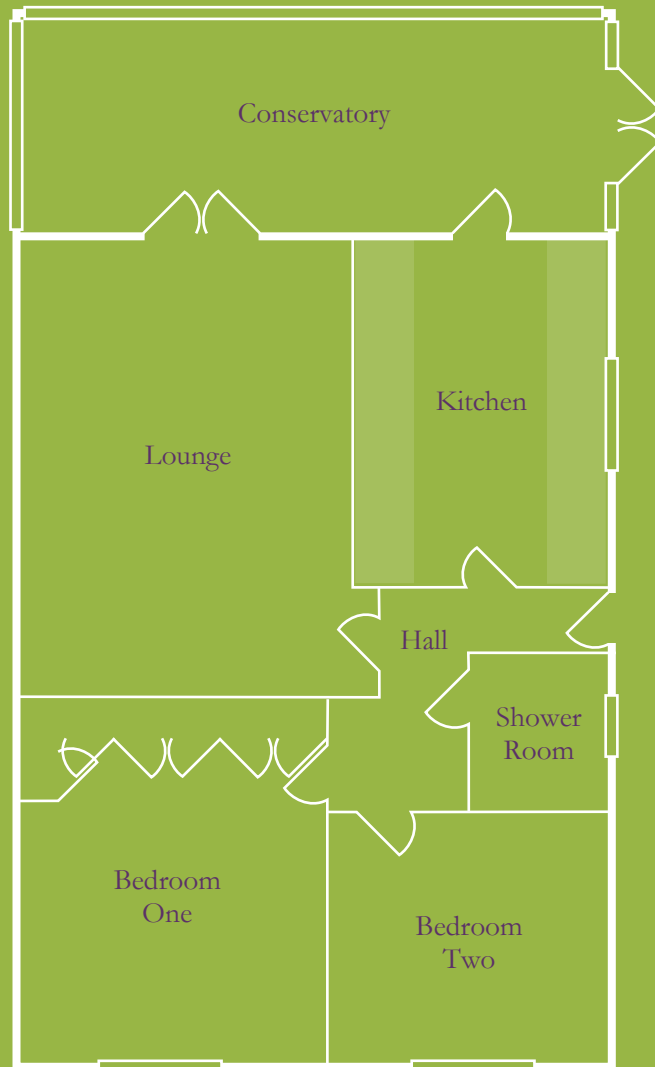
Bedroom Two 3.02 x 2.7m (approx. 9'10 x 8'10)

With a window to the front

Refitted Shower Room 1.9 x 1.8m (approx. 6'3 x 5'10)

Comprising a modern suite fitted with pedestal wash basin, WC and shower, with tiled flooring, tiled splash backs, a chrome heated towel rail and an obscured window to the side





Outside

The bungalow is set on a quiet residential road within walking distance of the centre of Alrewas. A block paved driveway to the front aspect provides parking for a number of vehicles and well tended gardens are set to the front

Gardens

The well tended rear garden is laid to a deck terrace and lawns, all being safely enclosed and enjoying privacy to all sides. There is exterior lighting and a water point, and there is access to the front aspect via gated to either side

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 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.