



9 Chaseview Road, Alrewas, DE13 7EL

Offered with no upward chain is this well presented detached bungalow, benefitting from spacious living accommodation, two bedrooms and a secluded rear garden. Having been well maintained by the existing vendor, the bungalow offers ideal accommodation to suit downsizers looking for a peaceful location within easy reach of the excellent amenities Alrewas offers. The interiors comprise briefly entrance hall, spacious lounge, fitted kitchen and conservatory, with two bedrooms serviced by a modern shower room. Outside, there is parking to a private drive at the front and side, and set to the rear is a single garage and a secluded garden. The bungalow 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 and London and the International Airports of Birmingham and East Midlands are within an easy drive.

- Attractive Detached Bungalow
- Desirable Village Setting
- Offered with No Upward Chain
- Lounge & Conservatory
- Kitchen & Reception Hall
- Two Bedrooms
- Modern Shower Room
- Single Garage & Parking
- Secluded Rear Garden
- Peaceful Setting on Popular Road
- Walking Distance to Village Centre

Entrance Hall

A UPVC door from the side aspect opens into the hall, having loft access point and doors opening into:

Kitchen 3.13 x 2.45m (approx 10'3")

Comprising a range of wall and base units housing an inset sink with side drainer and spaces for appliances including fridge, freezer, single oven and washing machine. There are windows to the side and rear, the kitchen has tiled flooring and a door opens into the **Conservatory**

Lounge 4.81 x 3.84m (approx 15'9" x 12'7")

A spacious reception room having a traditional gas living flame fireplace and double doors into:

Conservatory 4.36 x 3.97m (approx 14'3" x 13'0")

A well presented and versatile living space having doors out to the side and rear and laminate flooring



Doors from the hallway open into:

Master Bedroom 3.75 x 3.31m (approx 12'3 x 10'10)

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

Bedroom Two 3.0 x 2.64m (approx 9'9 x 8'7)

Having window to the front

Shower Room 1.95 x 1.67m (approx 6'4 x 5'6)

Comprising a white suite having pedestal wash basin, WC, bidet and corner shower, with tiled flooring and walls, a heated towel rail and an obscured window to the side





Outside

The property sits back from the lane beyond a block paved driveway and neatly maintained foregarden. Double gates to the side lead to further parking and to the **Single Garage**, and a door opens into the **Entrance Hall**

Rear Garden

Enjoying privacy to all sides, the rear garden is laid to a paved terrace and mature borders stocked with a variety of flowering shrubs and trees. A courtesy door opens into the garage, and the side aspect has exterior lighting and a water point



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 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.