



7 Micklehome Drive, Alrewas, DE13 7AT

Offered with the benefit of no upward chain is this semi detached three bedroom home, set on a popular road in the desirable village of Alrewas. Presenting excellent potential to remodel, extend and upgrade (subject to relevant permissions), the property is set on a generous and secluded corner plot garden and enjoys a pleasant outlook to the front along a crescent off the main road. The interiors comprise briefly porch and reception hall, sitting room, kitchen with pantry and dining room to the ground floor, with three double bedrooms and a family bathroom set to the first floor. Outside, there is parking and a detached single garage to the front aspect, and the rear garden extends to a good size to the rear and side of the property, offering plenty of space to extend whilst still retaining and sizeable garden. The property is serviced by mains gas central heating and double glazed windows.

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.

- Semi Detached Home with No Chain
- Desirable Village Setting
- Excellent Potential to Extend/Refurbish
- Two Reception Rooms
- Kitchen with Pantry
- Porch & Reception Hall
- Three Bedrooms
- Family Bathroom
- Generous Corner Plot Garden
- Parking & Detached Single Garage
- 'Outstanding' School Catchment

The front door opens into a **Porch**, leading turn to the

Reception Hall 2.65 x 2.58m (approx. 8'8 x 8'5) – max

Having stairs rising to the first floor accommodation, fitted storage cupboard and doors opening into:

Lounge 5.2 x 3.3m (approx. 17'0 x 10'10)

A spacious reception room having sliding doors opening out to the generous rear garden and a gas fireplace

Kitchen 3.5 x 2.42m (approx. 11'6 x 7'11)

Having fitted wall and base units housing an inset sink with side drainer and space for appliances including a single oven and washing machine. A window faces the front, the kitchen has a serving hatch through to the lounge and a door opens to a useful shelved **Pantry**. Further doors open to the exterior and to:

Dining Room 3.3 x 2.57m (approx. 10'10 x 8'5)

With windows to two sides and an interior door through to the sitting room. This room is in need of refurbishment



Stairs rise to the **First Floor Landing** where there is a window to the side aspect and access to the loft. Doors opening two:

Master Bedroom 3.33 x 2.66m (approx. 10'11 x 8'8)

A good sized bedroom having a range of fitted wardrobes and a window to the rear

Bedroom Two 3.46 x 2.5m (approx. 11'4 x 8'2)
Another double room having twin windows to the front aspect

Bedroom Three 3.34 x 2.11m (approx. 10'11 x 6'11)

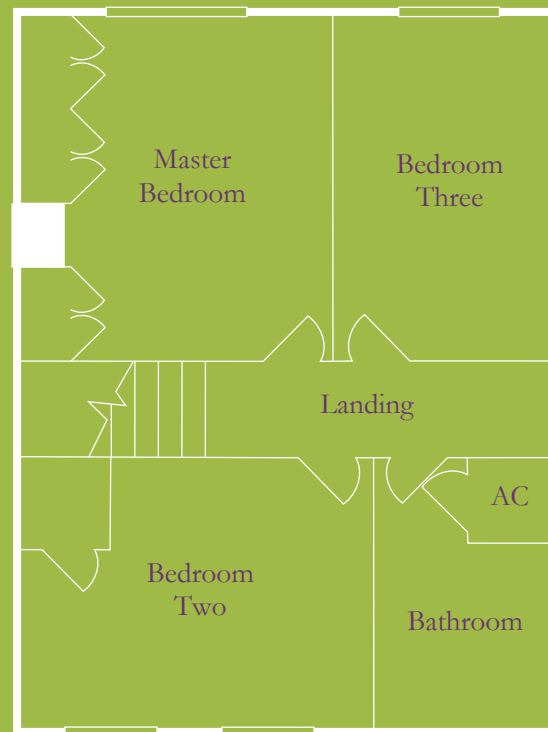
Having a window to the rear

Family Bathroom 1.92 x 1.67m (approx. 6'3 x 5'5)

Comprising pedestal wash basin, WC and bathtub with electric shower unit over, having tiled walls, windows to the side and a fitted **Airing Cupboard** housing the Combi boiler

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





Outside

The property is set along a turning circle servicing a handful of homes with a pleasant grassed area to the front. The generous frontage offers private parking to a block paved driveway as well as access into the **Detached Garage** 5.9 x 2.8m (approx. 19'4 x 8'10) via a manual entrance door to the front. Gated access leads into the rear aspect

Rear Garden

Enjoying plenty of privacy, the lawned garden extends to the side and rear of the property, being of a generous size and presenting ample opportunity to extend the property as desired (subject to relevant permissions). There is exterior lighting and a water point, and a pedestrian door gives access into the garage



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 individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

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.