

# Cotton Close

Alrewas, Burton-on-Trent, DE13 7BF

John   
German









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£500,000

An exceptional village home with views over the Mill stream at the rear set in a desirable gated development featuring a stunning interior, off road parking and garage.



Situated in this sought after village that has a superb range of amenities and charming high street including a popular butchers, Co-Op, country pubs, coffee shop, doctors, All Saints Primary school, pharmacy and dentist together with beautiful canalside walks. The property falls within the catchment area for the highly regarded John Taylor High School in the nearby village of Barton under Needwood. For commuters nearby road links include the A38, A50 and M6 and there are a choice of railway stations at Lichfield and Burton on Trent.

This particular property showcases a stunning interior that has been significantly enhanced by the current owners. Step inside the reception hall with wood flooring running through and stairs to the first floor with a useful under stairs cupboard.

The kitchen has been beautifully refitted with an extensive range of units with Maia solid work surfaces and stylish metro tiled splash backs in addition to a wall of contrasting high gloss floor to ceiling units providing further storage. Integrated appliances include an electric hob, oven, extractor hood, dishwasher and fridge freezer. There are spotlights to the ceiling, tiled flooring and a side door.

Across the hall is a refitted guest's cloakroom having a contemporary suite comprising concealed cistern WC, wash basin set on vanity unit with cupboard, a tall vertical radiator, a decorative tiled floor and a floor to ceiling built in storage cupboard.

Across the rear of the ground floor is a reception room offering a light, bright and airy space with wood flooring, sash window and bi-fold doors opening to a rear terrace, perfect to sit and enjoy those views over the stream.

On the first floor is a living room that has a sash window and picture window enjoying elevated views over the garden and stream. Across the landing is a good sized bedroom, currently used as a large home office that overlooks the front.

Also on this floor is a well appointed bathroom with bath having shower and screen over, concealed cistern WC and wash basin set in a vanity unit with work surface and storage cupboards, partially tiled walls and a tall vertical radiator.

The second floor landing has doors to two further bedrooms both of which are substantial doubles and benefit from built in storage. Each share access to a refitted and upgraded shower room having double sized shower area with glazed screen and decorative tiled walls, vanity unit with concealed cistern WC, wash basin and storage cupboard, mirror over with spotlights, towel rail/radiator.

Outside - To the front is a driveway providing ample off road parking to a single garage having an up and over door plus side outer door.

The rear garden has a paved terrace with lawn beyond surrounded by display beds. As previously mentioned a stream lies to the bottom of the garden providing a pretty backdrop. Side gated access leads to the front.

**Note:** We understand there is an Estate management fee applicable.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Brick and tile **Parking:** Driveway **Electricity supply:** Mains

**Water supply:** Mains **Sewerage:** Mains **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** FTTC See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Lichfield District Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency) [www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

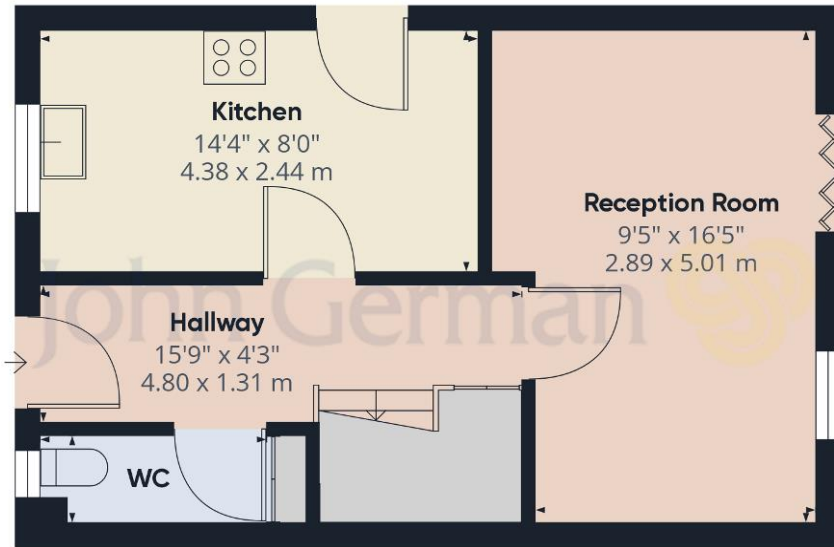
**Our Ref:** JGA/18012024

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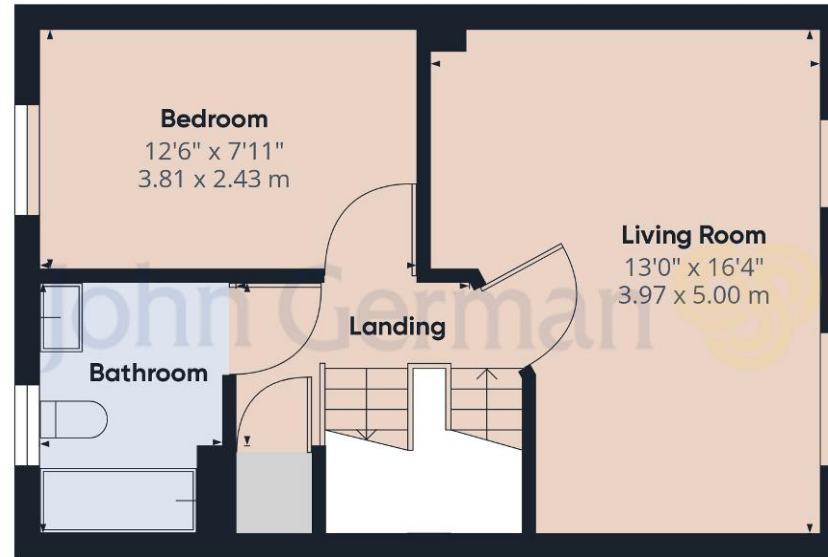






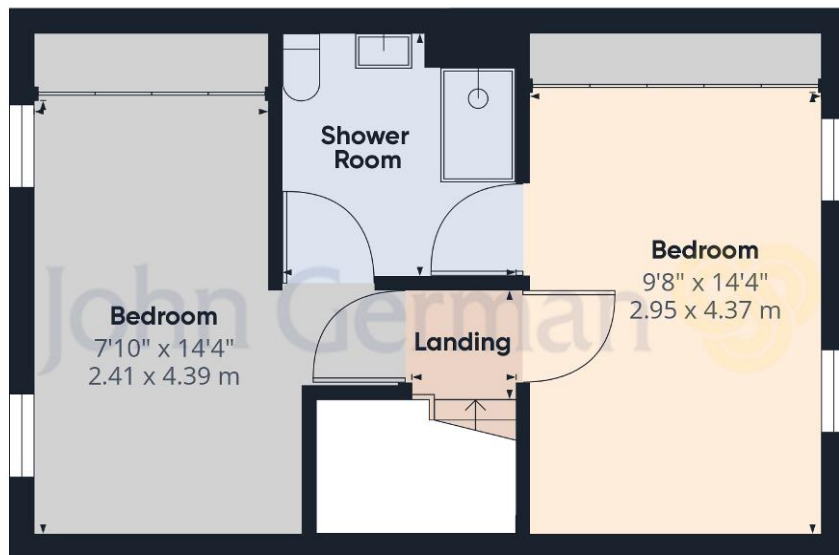


Ground Floor Building 1

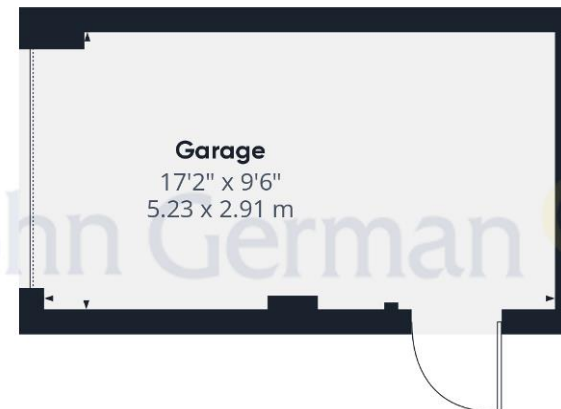


Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
1358.7 ft<sup>2</sup>  
126.23 m<sup>2</sup>



Floor 2 Building 1



Ground Floor Building 2

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

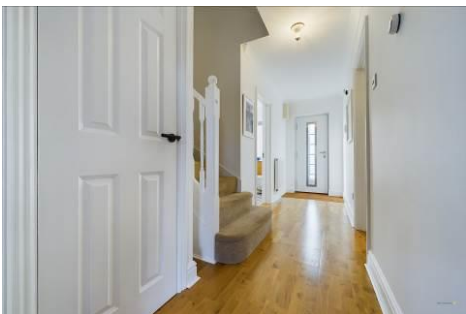
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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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