

# Wellfield Road

Alrewas, Burton-on-Trent, DE13 7EZ

John German





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£499,950

**This amazing extended semi detached home has accommodation spanning three floors and could be your perfect family/multi generational home with two reception rooms, a superb kitchen/diner with bi-fold doors to the garden plus a large drive.**

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A beautifully presented and extended family home set in the well-connected and sought-after village of Alrewas, just a short distance from the historic Cathedral City of Lichfield.

Alrewas offers a charming village lifestyle with a delightful main street, a selection of popular pubs, cafés, independent shops, a butcher, takeaways, and picturesque canal and riverside walks. Lichfield, with its excellent rail links, is just a short drive away, making this an ideal location for commuters and families alike.

The property begins with a welcoming entrance porch featuring quarry tiled flooring which in turn lead into a spacious hallway with stairs rising to the first floor, access to the guest WC, and doors to the main living areas.

To the front of the home is a cosy lounge, complete with a bay window and a characterful log burner perfect for relaxing evenings.

The property has been thoughtfully extended to the rear to create an impressive open-plan family/TV room and kitchen/diner. This light-filled space features stylish bi-fold doors opening onto the rear garden, ideal for indoor-outdoor living. The kitchen is well-appointed with integrated appliances including an oven, hob, dishwasher, and fridge/freezer, along with a generous dining area perfect for entertaining. A separate utility/boiler room offers further cupboard space, additional appliance areas, and a second oven.

Upstairs, the galleried landing leads to three of the four bedrooms, making this a superb family layout. Two are spacious double bedrooms, with a further well-sized single and an additional room ideal as a nursery or home office, offering lovely rear views. All rooms share a contemporary and well-fitted shower room with built-in storage.

The top floor is dedicated to a stunning principal suite, featuring fitted wardrobes, useful eaves storage, and a luxurious en suite with both a freestanding bath and separate shower.

Outside, the property boasts ample off-road parking on a large tarmac driveway. The rear garden includes a decked seating area, a large ornamental pond, and at the top of the garden, an impressive outbuilding currently used as a games room, also ideal as a workshop, home office or hobby space.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

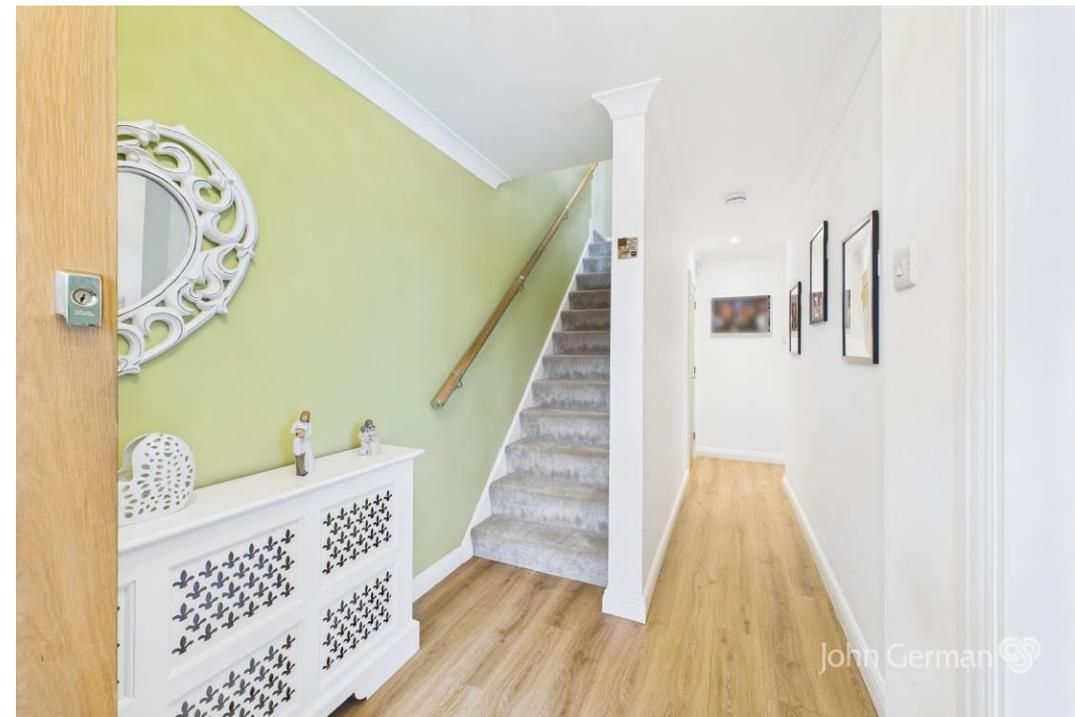
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band D

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

**Our Ref:** JG

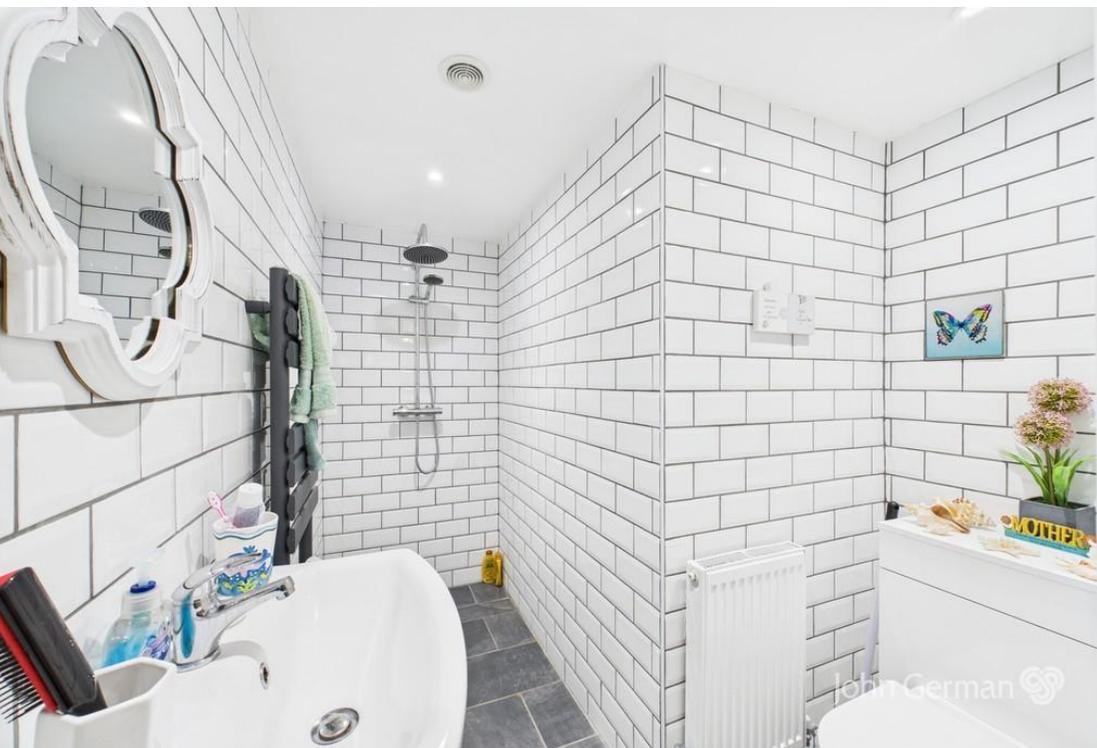
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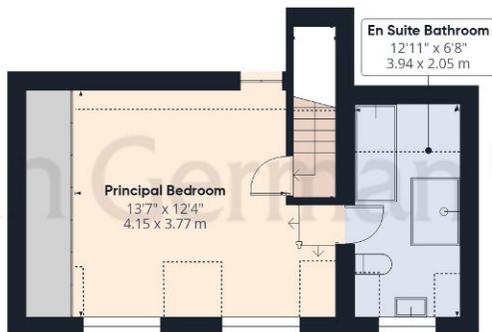




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

2021 ft<sup>2</sup>

188 m<sup>2</sup>

Reduced headroom

69 ft<sup>2</sup>

6.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



### Agents' Notes

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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.

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