

# Wellfield Road

Alrewas, Burton-on-Trent, DE13 7EZ

John  
German



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£489,950

REDUCED FOR A QUICK SALE

NO CHAIN

**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

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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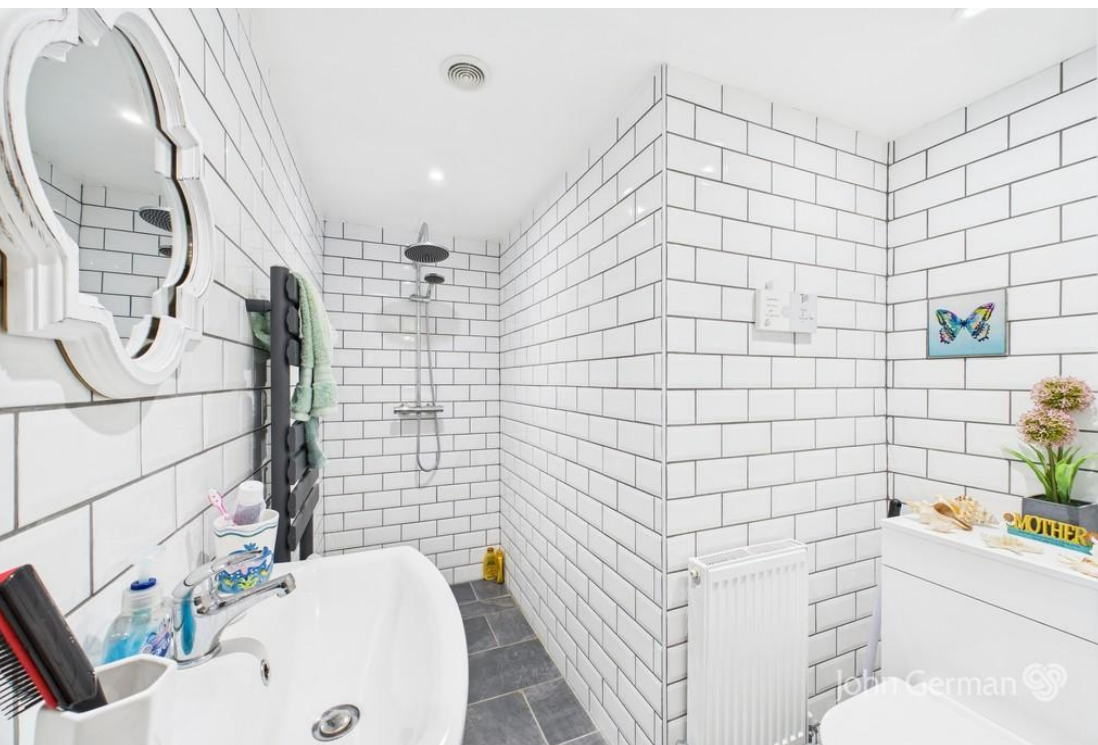
















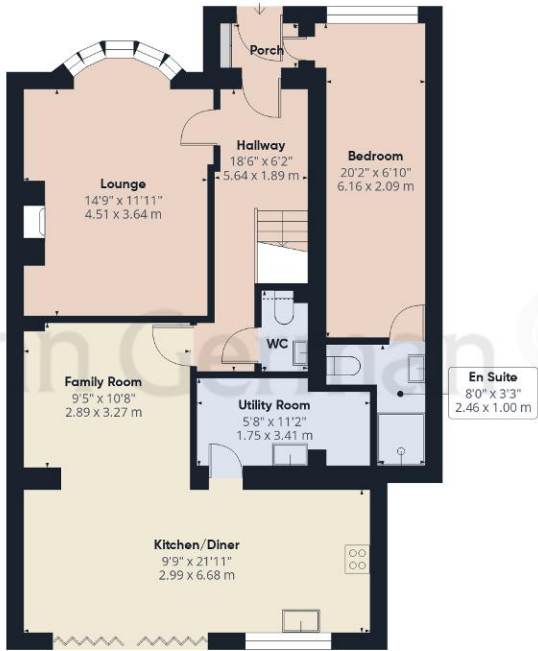
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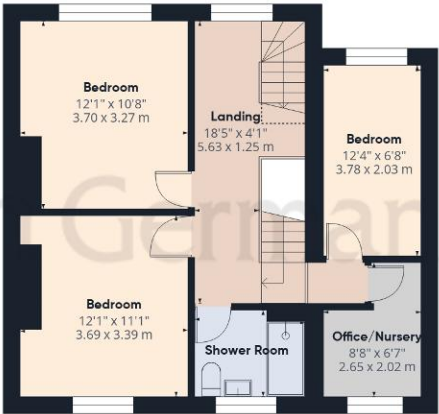




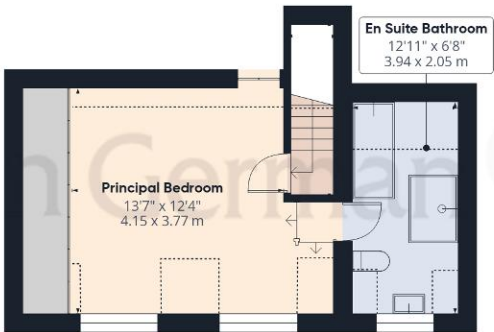




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area<sup>m</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

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.

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



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