

# Ainger Drive

Alrewas, Burton-on-Trent, DE13 7BU



Modern, stylish, affordable and open plan living in the sought after canal side village of Alrewas. A lovely two double bedroom semi detached house with side driveway and immaculately presented throughout.

£229,500



John German

Located towards the rural edge of this attractive new build development, this is an opportunity to purchase a modern, easily and affordably maintained home that would be ideal for first time buyers, upsizers or downsizers, all wanting a village location with amenities, and at the same time the convenience of the nearby A38 giving swift access to Lichfield, Birmingham, Derby etc.

This immaculately presented home has gas central heating and uPVC double glazing and has a front main entrance and storm canopy that give access to the entrance hall area. Leading off is an oak hand railed stair leading to the first floor and a spacious, separately zoned open plan design that provides for a sitting area, dining area and a fully fitted kitchen area.

The main sitting area is positioned to the rear of the house and overlooks the garden and patio with double door access. There is a choice of two areas that would be suitable for a dining table and chairs and each is convenient for the fully fitted contemporary style kitchen which has a pale grey range of base and wall units, contrasting worktops and upstand, inset sink unit, built in oven, hob and extractor hood. Appliances spaces for a washing machine and fridge freezer.

Also on the ground floor is an understairs storage cupboard and an exceptionally spacious two piece fitted guest cloakroom.

The first floor landing gives access to the two double bedrooms and bathroom. The master bedroom spans the full width of the house and has two front facing windows and a useful built in cupboard.

Bedroom two is a further excellent sized double bedroom and has a rear garden facing window. The family bathroom has a white and chrome suite together with partial tiling to include a bath with mixer tap shower above, low level WC and wash hand basin.

Outside, driveway parking to the side of the house for two cars. Shrubby borders and a pathway lead to the front main entrance door. The rear garden is of good size, fully fenced and has a lawn, patio area and side garden gate.

- Agents note:** There is a green spaces communal charge of approximately £150 half yearly.
- 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:** Gas
- (Purchasers are advised to satisfy themselves as to their suitability).
- Broadband type:** 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 C
- Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)
- Our Ref:** JGA/18112024

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<p>Ground Floor</p>		
		<p>Approximate total area<sup>®</sup></p> <p>654.14 ft<sup>2</sup></p> <p>60.77 m<sup>2</sup></p>
<p>Floor 1</p>		
		(1) 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.
		Calculations are based on RICS IPMS 3C standard.
		GIRAFFE360





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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

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RICS

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The Property  
Ombudsman

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#### Agents' Notes

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#### Referral Fees

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