

The Cricketers

Burton-on-Trent, Staffs, DE13 7DJ

John German



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Offers in excess of £895,000

A one-off architect designed home of generous size, highly versatile layout and high quality specification throughout, located in this sought after Staffordshire village.

The Cricketers is a prestige high quality development of just six detached properties that are a close neighbour to Alrewas Cricket Club, and within just a few minutes walk of the village centre with shops, pubs and takeaway restaurants, not to mention All Saints Primary School (with catchment for John Taylor High School) and the picturesque toe path walks alongside the Trent & Mersey canal. The nearby A38 gives a swift access route to Lichfield, Derby, Birmingham and the motorway network.

This particular property would easily lend itself to multi-generational living with a suite of rooms being used as an annexe contained within the main home.

There has been recent redecoration and recarpeting of many of the main rooms and an added benefit is the property will be sold without any upward chain.

A storm canopy porch and front main door lead you into an entrance and reception hall with central access to all ground floor rooms and an oak and glass stair leading to the first floor with understairs cloaks cupboard.

The principal reception room is a spacious rear facing lounge with a traditional brick and beam fireplace with a log burning stove and double doors leading to the garden. There is also a large separate dining room with bay window, feature flooring and an adjoining drinks area with fitted wine cooler, base units and worktops, together with rear garden access.

The heart of this home is undoubtedly the large open plan living/dining kitchen with its full range of high gloss white units, worktops and upstand, and a full range of integral appliances to include two ovens, hob, extractor hood, dishwasher, fridge and freezer. There is also a breakfast bar and an orangery style living/dining space with lantern roof light, together with garden outlook windows and double doors.

Leading off the main reception hall is a separate inner hall which leads in turn to a suite of rooms that could easily be used as an annexe or extra accommodation within the main house. Currently there is an excellent size double bedroom with walk-in wardrobe, a spacious reception room with double doors to the garden and a walk-in store, and a luxury fully fitted four piece bathroom.

The split level spacious first floor landing areas lead to three double bedrooms, each with its own ensuite, and an excellent sized and very useful laundry room. All bedrooms are generously proportioned and individually designed and shaped, with a walk-in wardrobe to each room. All three ensembles are extensively tiled, two of them offer both baths and showers, and one of them is a three piece shower room only but very recently refitted.

The first floor laundry room is professionally fitted out with a range of units, worktop and sink unit and appliance spaces for a washing machine and tumble dryer.

Outside, double garage with two up and over door. Small outside utility/garden room. Block paved driveway suitable for five cars. The gardens are part walled and privately enclosed and wrap around the front, side and rear, with block paved pathways connecting to various areas. There is a landscaped combination of lawns, shrubbery borders, a pergola, hedging, patio and seating areas and a stable style timber storage building.

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: Driveway and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: 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: Lichfield District Council / Tax Band G

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA10032025

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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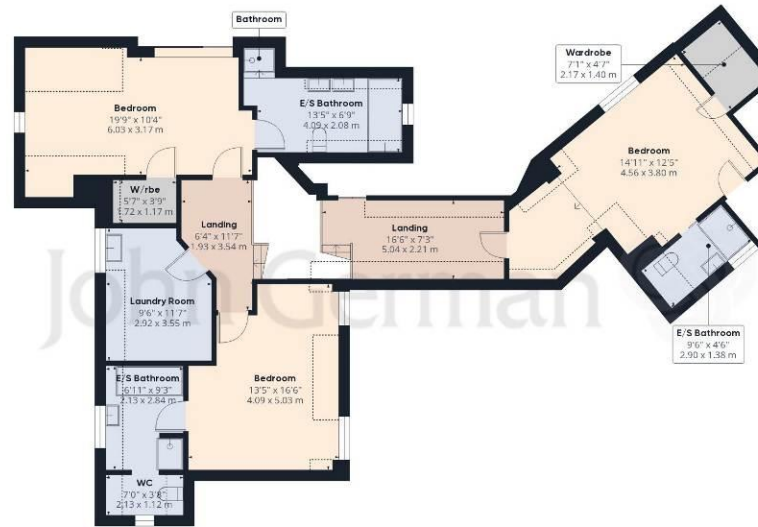




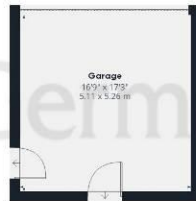




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2916.71 ft²
270.97 m²

Reduced headroom

240.05 ft²
22.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

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		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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