

# Dark Lane

Alrewas, DE13 7AP

John German



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£525,000

NO UPWARD CHAIN

A wonderful family home in a desirable village location, standing on a substantial corner plot offering the perfect home for a family to modernise in their own style. Accommodation includes four spacious bedrooms, two large reception rooms, kitchen, utility room, double garage, generous drive.



Situated in the pretty and picturesque village of Alrewas with a choice of popular pubs, village store, takeaways and fantastic canal side walks, together with excellent transport links putting the nearby cathedral city of Lichfield in easy reach, with excellent train services to both Birmingham and London.

This wonderful home stands on a choice plot with fantastic gardens to front, side and rear, making this a perfect contender for those seeking a substantial family home to modernise in their own style. A large driveway provides plenty of off-road parking.

The side entrance door opens into a welcoming reception hallway with staircase off to first floor, two-piece guest WC and doors leading off.

The living room is a room of excellent proportions with a fireplace providing the focal point and window framing views to front. Double doors open through into a lovely dual aspect dining room with window to side and patio doors opening out to the rear garden.

At the heart of the house there is a kitchen fitted with a range of base and eye level units with work surfaces over, space for appliances and window to rear. A door leads to a useful and good size utility room with additional cupboards, space for appliances and door and window to rear. A second useful internal door leads to the integral double garage.

To the first floor, the landing with window to side has doors leading to four bedrooms. The master is a particularly generous and spacious double with window to rear and en suite comprising shower, pedestal wash hand basin and WC.

There are three further good size bedrooms. Bedroom two is a particular highlight, being a dormer style room over the garage. The family bathroom has a suite comprising bath, pedestal wash hand basin and WC.

The plot is outstanding, with generous lawned gardens around the side and the rear. There is the main driveway plus a second gated access to the side which could offer an ideal hardstanding. To the rear of the property, there is also a paved terrace ideal for outside dining.

Agents Note: The property has Electrical Safety Report certification.

**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. We understand there is some asbestos present in the property, please contact the office for more information.

**Property construction:** Standard. **Parking:** Drive & double garage

**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 F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency) **Our Ref:** JGA/06052025

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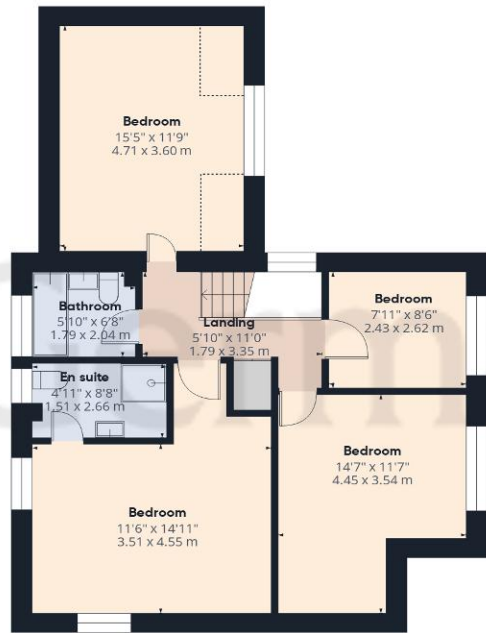








Ground Floor



Floor 1

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

1660 ft<sup>2</sup>  
154.1 m<sup>2</sup>

Reduced headroom

26 ft<sup>2</sup>  
2.4 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

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### Agents' Notes

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### Referral Fees

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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