

Main Street

Alrewas, Burton-on-Trent, DE13 7AA



A charming character cottage sitting proudly on the main street in the highly desirable village of Alrewas.

£280,000



John German

Foxglove Cottage is situated in the heart of Alrewas and is a charming home offering a wealth of character throughout including exposed beams to ceilings, open fireplace and the most amazing garden. Alrewas is a sought-after village with a wide range of amenities including a Co-op, popular butchers, country pub, coffee shop, doctors, pharmacy and dentist together with canalside walks. For commuters, nearby road links include the A38, A50 and M6 and there are railway stations at Lichfield and Burton on Trent. The property lies in the catchment area for All Saints Primary School in Alrewas that feeds into the highly regarded John Taylor Academy in the nearby village of Barton under Needwood that was awarded Outstanding in its latest Ofsted report.

The property has a secure gate leading to the side of the property with a traditional barn style entrance door opening into the kitchen. The kitchen is fitted with wooden wall and base units with worksurfaces over and an inset Belfast sink. There is space and plumbing for a washing machine, exposed beams to the ceiling and a uPVC double glazed window to the rear aspect.

An archway with a step down leads into the dining room with wooden flooring, exposed beams to the ceiling, open fireplace with tiled hearth, uPVC double glazed window to the rear aspect, carpeted stairs rising to the first floor landing with useful understairs storage cupboard, and doors off into the study area and living room.

The study area is a small but useful versatile space and has a door leading into the family bathroom.

The living room is positioned towards the front of the property and has uPVC double glazed windows to the front and the side aspect, exposed beams to the ceiling, various wall light points and a brick chimney with open fire and tiled hearth.

Upstairs there are two bedrooms, the master to the front and the second bedroom at the back of the property.

Outside, the property sits on a gorgeous plot with the most superb rear garden, complete with outdoor storage, a large outdoor workshop/shed, and a garden complete with fish pond, lawn, greenhouse, and a variety of plants, trees and shrubs.

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: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains
Heating: Electric (does have mains gas/gas meter)

(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
www.lichfielddc.gov.uk

Our Ref: JGA/22052025

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Approximate total area^m
570 ft²
52.9 m²

(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.

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Agents' Notes

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