

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.

£230,000



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 work surfaces 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. There is a 'flying freehold' over the study area from the attached property.

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

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



Ground Floor



Floor 1

John German

Approximate total area[®]
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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	16 G	

OnTheMarket

rightmove

RICS

aria
propertymark
PROTECTED

naea
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

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.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent