



An impressive family home situated in the highly desirable village of Alrewas.

£300,000



John German

This family home enjoys a delightful position on Micklehome Drive in the ever popular village of Alrewas. The village has a superb range of amenities including a popular butchers, Co-Op, country pub, coffee shop, doctors, pharmacy and dentist together with canalside walks. For commuters nearby road links include the A38, A50 and M6. A choice of rail stations are available at Lichfield and Burton on Trent. The property lies in the catchment area for All Saints Primary School in Alrewas that feeds to the highly regarded John Taylor High School in the nearby village of Barton under Needwood, rated Outstanding in its latest Ofsted report.

This family home comprises of a front facing composite exterior door opening into the spacious entrance hallway with additional storage space, carpeted stairs rising to the first floor landing and doors off into the guest wet room and living room. The guest wet room is fitted with a white suite which includes a low-level WC, wash hand basin and chrome mixer tap over, as well as an overhead shower and is tiled throughout.

The cosy living room enjoys uPVC double glazed French doors leading out to the rear garden. Accessed from both the living room as well as the entry is the wonderfully presented kitchen/diner, which is fitted with a range of bespoke wall and base units and a four ring gas hob with extractor above. There is space for both a washing machine and dishwasher under the worktop.

Upstairs there are three bedrooms, two double bedrooms and one smaller single room ideal as a home office or study for those looking to work from home. The family bathroom has a low level WC, wash hand basin, white panelled bath with shower over, wood style panelling to the ceiling matching that of the guest wet room, and an obscured uPVC double glazed window to the side aspect.

Outside to the front of the property is a paved driveway providing plenty of off-road parking and access into the single garage with up and over door along with power and lighting, as well as access into the garden. The enclosed rear garden has a slabbed area, lawned garden, storage shed and a variety of 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: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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

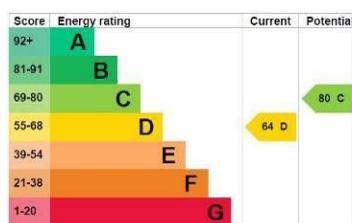
Our Ref: JGA/21052025

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.







OnTheMarket

rightmove

RICS

arla
Propertymark
PROTECTED

naea
Propertymark
PROTECTED

The Property
Ombudsman

tsi
APPROVED CODE
TRADINGSTANDARDS.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