

Micklehome Drive

Alrewas, Burton-on-Trent, DE13 7AT



An extended semi-detached family home located in the highly desirable village of Alrewas and is being sold with no onward chain.

£325,000



John German

This extended semi-detached family home is being offered to the market with no onward chain and enjoys a convenient position in the 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.

Internally the property comprises of; A uPVC entrance door with glazed side window opens into the welcoming hallway with wooden effect flooring, carpeted stairs rising to the first floor landing and doors off into the ground floor accommodation. The light and spacious lounge/diner has a large uPVC double glazed window to the front aspect, laminate wooden effect flooring, two ceiling light points, chimney breast housing the feature fire and glazed sliding doors opening into the conservatory that in turn has doors out to the garden.

The extended kitchen has a range of matching wall and base units with laminate worksurfaces over, tiled splashbacks, inset stainless steel sink with drainer and mixer tap over, inset gas hob with extractor above and space for various freestanding kitchen appliances. There are two windows and a door to the rear aspect giving access out to the garden and a door from the kitchen leads to the study/home office with carpeted flooring, ceiling point and a uPVC double glazed window to the front aspect.

Upstairs there are three bedrooms, two doubles and one smaller single bedroom, with the master bedroom also benefiting from mirrored fitted wardrobes. All bedrooms are serviced by the family bathroom which comprises of floor to ceiling tiles, low level WC, wash hand basin, chrome style heated towel rail and a white panelled bath with mains shower over.

Outside to the front of the property is a block-paved driveway providing off-road parking for two/three vehicles along with a lawned garden. To the rear is an enclosed garden laid mainly to lawn, with both block-paved and decorative stoned seating areas ideal for summer entertaining, and a garden shed.

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: 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 C

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

Our Ref: JGA/12062025

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Approximate total area[®]
756 ft²
70.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

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naea
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS
UK

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Agents' Notes

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