



John German



John German

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

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 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

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.







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.

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

71 C 78 C

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

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