

Main Street

Alrewas, Burton-on-Trent, DE13 7AE

John German



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£375,000

An exciting opportunity to purchase this detached cottage currently split into two cottages nestled in the heart of the ever popular village of Alrewas.

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104-108 Main Street is a detached cottage, which has previously been three cottages and is currently two cottages. The two cottages have previously been rentals but also offers scope to convert into one dwelling. The home offers exciting potential for its new owners with a range of different options for further improvements. The property 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.

Note: The Grant of Probate is awaited but has been applied for.

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: TBC

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas boilers

(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 TBC

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

www.lichfielddc.gov.uk

Our Ref: JGA/08082025

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.

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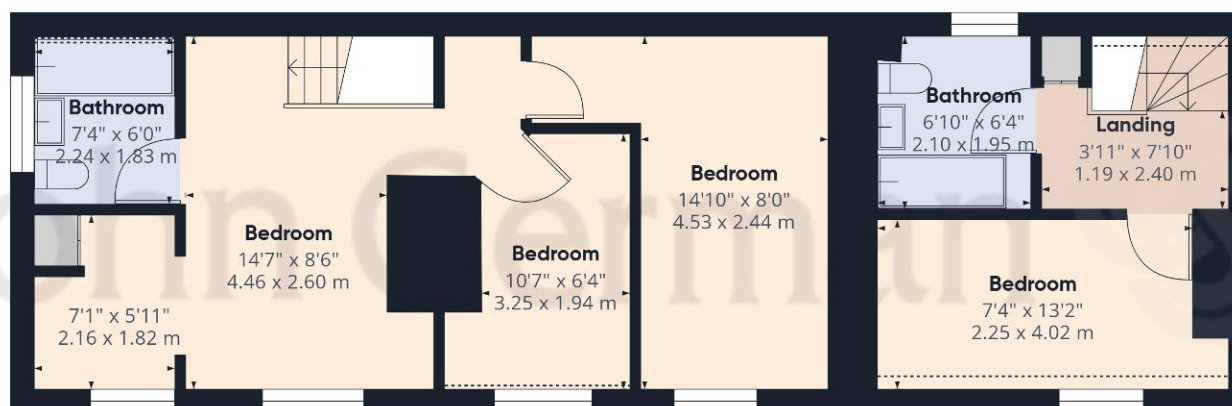
Ground Floor

Approximate total area⁽¹⁾

1426 ft²
132.5 m²

Reduced headroom

14 ft²
1.3 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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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.

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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.



104 Main Street



108 Main Street



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