



2 Navigation Wharf, Alrewas, DE13 7BH



Offered with no upward chain is this luxurious mews home set within the exclusive gated courtyard of Navigation Wharf, benefitting from immaculately presented interiors, four bedrooms and landscaped rear gardens. enjoying a prime setting within a few minutes walk of the village centre, this immaculate townhouse style home showcases a superb standard of finish throughout, with quality Villeroy & Boch bathroom suites, Porcelanosa tiling and a shaker style kitchen with integrated appliances and quartz worksurfaces. The interiors comprise briefly reception hall, spacious lounge, open plan living and dining kitchen with wood burning stove and cloakroom to the ground floor, with three bedrooms to the first floor serviced by a luxury family bathroom. the master bedroom occupies the second floor and is serviced by fitted wardrobes and storage and an en suite. Outside, within the secure electric gated courtyard there is allocated parking and a car port in addition to visitors parking, and the rear garden has been professionally landscaped to an excellent specification. From the rear aspect attractive views towards open countryside can be appreciated and the property is serviced by mains gas central Heating, double glazed windows and a further 6 years NHBC warranty.

The popular village of Alrewas is set within a picturesque Conservation area between the River Trent and the Trent & Mersey canal. Alrewas is home to a superb range of everyday amenities including a popular Butchers', traditional pubs, a Co-op, a doctors surgery, pharmacy and Dental Practice, and the gardens lead directly onto Canal towpath where many rural walks can be enjoyed. The property lies within a highly regarded school catchment area including All Saints Primary in the village which feeds into John Taylor High in Barton under Needwood. Alrewas is well placed for access to the commuter routes A38, A50 and M6, rail stations at Burton on Trent and Lichfield provide regular rail links to Birmingham, Derby and London and the International airports of Birmingham and East Midlands are both within an easy drive.

- Contemporary Townhouse
- Offered with No Upward Chain
- Exclusive Gated Courtyard Setting
- Spacious & Well Presented Interiors
- 6 Years NHBC Warranty Remaining
- Open Plan Living & Dining Kitchen
- Spacious Sitting Room
- Reception Hall & Cloakroom
- Four Bedrooms (Three Doubles)
- En Suite & Family Bathroom
- West Facing Landscaped Gardens with Hot Tub
- Allocated Parking & Car Port
- Further Visitors Parking
- Walking Distance to Village Amenities & Local Countryside
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Rail Travel

Reception Hall

The composite entrance door opens into

Lounge 3.94 x 3.3m (approx. 12'11 x 10'9)

A spacious reception room having window to the front aspect and LVT flooring. Pocket doors lead into:

Open Plan Living & Dining Kitchen 6.2, 3.28 x 5.34m (approx. 20'4, 10'9 x 17'6)

Another immaculately presented space formed by a comprehensively fitted kitchen and a versatile living and dining room. The kitchen comprises a range of wall and base units with quartz worksurfaces over, housing a Belfast sink and a range of integrated appliances including dishwasher, fridge freezer, double oven, induction hob with extractor and washing machine. further units to the dining area also house an integrated tumble dryer and wine fridge. There is a window to the rear aspect, bifold doors lead out to the landscaped rear garden and a wood burning stove is set to stone hearth

Cloakroom

Fitted with vanity wash basin and wall hung WC, with panelling to splash backs and a window to the front aspect





Stairs rise to the first floor landing, where doors open to three of the bedrooms and the family bathroom. Stairs continue to the second floor **Landing**, which forms the principal suite. There is a range of fitted storage to the landing as well as a skylight

Master Bedroom 5.08, 3.3 x 4.56m (approx. 16'7, 10'10 x 14'11)

A spacious bedroom suite having dual aspect skylights, a double fitted wardrobe to the dressing area and a

range of eaves storage. With private use of:

En Suite 2.73 x 1.9m (approx. 8'11 x 6'2)
Fitted with a Villeroy & Boch suite having wash basin set to vanity unit, WC and corner shower, with Porcelanosa tiled flooring and splash backs, a chrome heated towel rail and a skylight

Bedroom Two 5.0 x 3.28m (approx. 16'4 x 10'9)
A spacious double room having window to the rear



overlooking countryside views and a double fitted wardrobe

Bedroom Three 3.95 x 3.29m (approx. 12'11 x 10'9)
A third double room having window to the front

Bedroom Four 3.63 x 1.9m (approx. 11'10 x 6'2)
With a skylight to the front and fitted cupboard housing the boiler and the hot water cylinder

Family Bathroom 3.44 x 2.94m (approx. 11'3 x 9'7)

A luxurious bathroom having a Villeroy & Boch suite fitted with wash basin set to vanity unit, WC, freestanding bathtub and double walk in shower, with Porcelanosa tiled flooring and splash backs, a heated towel rail and an obscured window to the rear



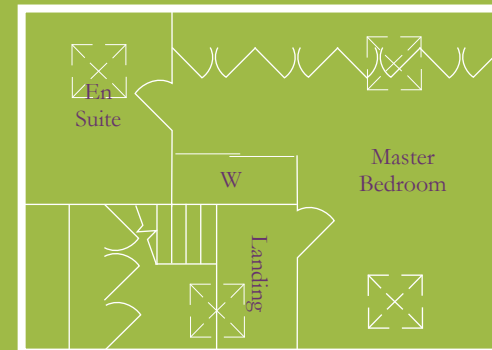
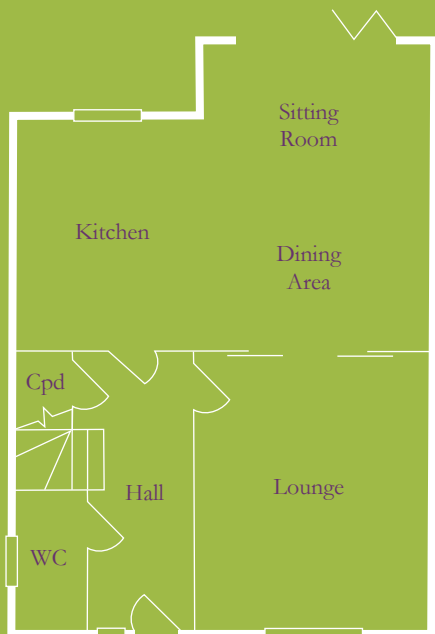


Outside

The exclusive courtyard of Navigation Wharf is accessed via electric intercom/fob operated gates. Within the courtyard there is **Allocated Parking**, **Visitors Parking** and a **Car Port** belonging to the property. Please note, the property is freehold, however the car port is leasehold

To the rear is a well tended **West Facing Garden** which has been professionally landscaped to an excellent degree. A paved terrace leads into shaped lawns edged with neatly stocked borders, and the garden benefits from an open aspect to the rear. There is exterior power, lighting, a water point and the hot tub and garden shed are included in the sale. A gate leads to a walkway out to the front

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.