



166 Main Street, Alrewas, DE13 7ED



Set within the desirable village of Alrewas is this immaculately presented Victorian home, benefitting from generously proportioned interiors, two double bedrooms and stunning south facing gardens. Offering excellent potential to extend (subject to relevant planning permission), this traditional semi detached property showcases a wealth of period features including impressive tall ceilings, sash windows and exposed beams, complemented by an established garden offering plenty of space to enjoy this peaceful canal side village setting. The interiors comprise briefly dual aspect entrance hall, modern kitchen with utility room, useful study and an impressive living and dining room to the ground floor, with two excellent double bedrooms and a luxury family bathroom set over the first and second floors. Outside, there is informal on street parking available and this traditional semi detached enjoys a stunning south facing garden housing a quirky gardeners WC and useful brick outbuilding, offering a beautifully landscaped formal entertaining space as well as an established kitchen garden.

Alrewas is a popular rural village set within a picturesque Conservation Area beside the River Trent. Alrewas is home to a superb range of everyday amenities including a popular Butchers', traditional pubs, a Co-op, a doctors surgery, dispensary pharmacy and dentist, and the position of the property allows for access within a few minutes onto the Trent & Mersey Canal network where many rural walks can be enjoyed. The property lies within a desirable school catchment area including the All Saints primary school in the village which feeds into the 'Outstanding' rated 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 Manchester, Birmingham and East Midlands are all within an easy drive.

- Victorian Semi Detached Home
- Stunning South Facing Gardens
- Potential to Extend (STPP)
- Character Features & Deceptively Spacious
- Living & Dining Room with Wood Burner
- Modern Kitchen & Utility Room
- Entrance Hall & Study
- Two Excellent Double Bedrooms
- Family Bathroom
- Generous & Private Rear Gardens
- Walking Distance to Village Amenities
- 'Outstanding' School Catchment
- Mains Gas Central Heating & Double Glazed

A door to the side of the property opens into the **Entrance Hall** 2.2 x 1.2m (approx. 7'2 x 3'11), having traditional parquet flooring, a door opening out to the gardens and access into:

Living & Dining Room 7.15 x 4.9m (approx. 23'5 x 16'0)

A stunning reception room extending to a generous size, having a wealth of exposed beams, dual aspect sash windows to the front and rear and a brickwork fireplace housing a wood burning stove. There is a fitted cupboard below the stairs and a door opens into:

Study 3.8 x 1.2m (approx. 12'5 x 3'11)

An ideal work-from-home space, having a window to the side and useful fitted shelving

Kitchen 2.4 x 2.2m (approx. 7'10 x 7'2)

The kitchen comprises a range of modern wall and base units housing an inset sink with side drainer and comprehensive integral appliances including dishwasher, fridge, freezer and electric oven with gas hob over. There is a window to the side and an opening leads into:

Utility 1.74 x 1.5m (approx. 5'8 x 4'11)

The utility has a window to the side and is fitted with further full height and base units housing spaces for a washing machine and tumble dryer





Stairs rise to the **First Floor Landing**, having a window to the rear, stairs rising to the second floor and doors into the **Bathroom** and **Master Bedroom**. The position of the landing offers potential to extend to the rear

Master Bedroom 4.9 x 3.96m (approx. 16'0 x 12'11")
A superb principal bedroom having dual aspect sash windows

Family Bathroom 3.2 x 3.09m (approx. 10'5 x 10'1")

Comprising a luxury suite having pedestal wash basin, WC, shower and claw foot bathtub, with tiled splash backs, wooden flooring, a window to the rear and a heated towel rail. Double doors open to the **Airing Cupboard** which houses ample storage space and the hot water cylinder



Bedroom Two 4.9 x 3.75m (approx. 16'0 x 12'3) – max

Another spacious double bedroom having a window to the side and further window to the rear enjoying an open aspect over the gardens and towards the park beyond

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





Outside & Gardens

Extending to a generous size, the rear garden enjoys a sunny southerly aspect and has been thoughtfully cultivated to provide secluded seating areas and a large working kitchen garden. From the back stable door there is a block paved terrace with access into the **Gardeners WC**, and pathways lead between lawned areas and well stocked borders to the top of the garden with a character wall extending down one side. Two points of gated access open out onto the lane, and there is a useful brick outbuilding as well as two greenhouses which are included in the sale. The size of the garden offers excellent potential to extend (subject to relevant planning permissions) without encroaching on the plot size, and there is informal on street parking available directly outside the property



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.