



38 Fox Lane, Alrewas, DE13 7EQ



Enjoying a desirable setting in the heart of Alrewas is this beautifully presented semi detached cottage, benefitting from spacious, extended interiors, three double bedrooms and an immaculately landscaped garden plot. Having been upgraded substantially by the existing vendors, the property benefitted from a thorough refurbishment in 2017 to include wiring and a new consumer unit, new windows, a new boiler and pressurised water cylinder, as well as a refit to the kitchen and bathrooms and installation of a wood burning stove. The interiors comprise briefly glazed porch, reception hall, two reception rooms, dining kitchen, family room with Orangery

Skylight and cloakroom to the ground floor, with three double bedrooms to the first floor serviced by a master en suite and family bathroom. Outside, there is parking to the front aspect beyond the walled entrance, and double gates give access to the rear where there is a single garage ideal as a workshop or for conversion into a home office or garden room.

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.

- Semi Detached Character Cottage
- Refurbished & Extended Interiors
- Desirable Village Location
- Open Plan Dining Kitchen & Family Room
- Two Further Reception Rooms
- Porch, Reception Hall & Cloakroom
- Three Double Bedrooms
- Refitted En Suite & Bathroom
- Landscaped Rear Garden
- Off Road Parking
- Detached Garage Store
- 2017 Windows & Boiler
- Walking Distance to Village Amenities
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Rail Travel





A superb addition to the property, the **Porch** features tiled flooring, a glazed apex, vaulted ceilings and a skylight. The front door opens into:

**Reception Hall** 3.64 x 2.2m (approx. 11'11 x 7'2)

A spacious reception room having tiled flooring, stairs rising to the first floor and doors opening into the **Cloakroom** and to a large storage cupboard. Leading into:

**Dining Room** 3.92 x 3.72m (approx. 12'10 x 12'2)

A well presented reception room having window to the front aspect and an arched brickwork fireplace with quarry tiled hearth and feature lighting

**Lounge** 6.16 x 3.5m (approx. 20'2 x 11'5)

A generous reception room having window to the front aspect and double doors opening into the Family Room. A traditional wood burning stove is set to tiled hearth with beam lintel over

**Dining Kitchen** 3.8 x 3.63m (approx. 12'5 x 11'10)

The kitchen comprises a range of painted wall and base units with complementary worksurfaces over, housing an inset sink with side drainer and a range of integrated appliances including dishwasher, fridge freezer, double oven, gas hob and washing machine. There is space for a dining table and chairs, a window to the rear overlooks the gardens and tiled flooring extends into:

**Family Room** 3.94 x 3.34m (approx. 12'11 x 10'11)

A fabulous living space having an Orangery skylight and double doors opening out to the rear gardens

**Cloakroom**

Refitted with wash basin set to vanity unit and WC, with tiled flooring, tiled splash backs and an obscured window to the side





Stairs rise to the **First Floor Landing** where there is a window to the side, loft access point and a door into the **Airing Cupboard** housing the Megaflow pressurised water cylinder. Further doors lead into:

**Master Bedroom** 4.15 x 3.7m (approx. 13'7 x 12'1)  
A spacious principal bedroom having a window to the front and a range of fitted wardrobes and storage. With private use of:

**En Suite** 2.7 x 1.85m (approx. 8'9 x 6'0)  
Comprising a luxurious refitted suite having wash basin set to vanity unit, WC and walk in shower, with tiled flooring, tiled walls, a traditional heated towel rail and an obscured window to the rear

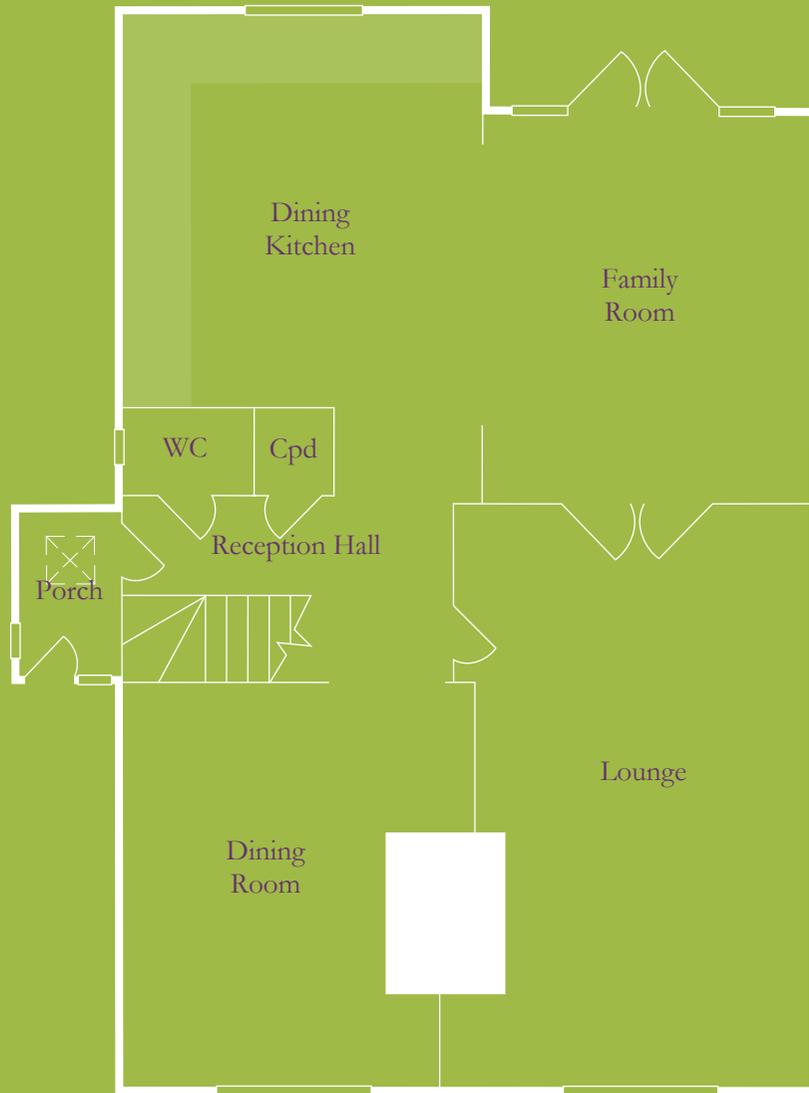
**Bedroom Two** 4.01 x 3.6m (approx. 13'1 x 11'9)  
Another generous bedroom having a window to the front, restored original fireplace and a range of fitted wardrobes, storage and a dressing table

**Bedroom Three** 3.72 x 3.66m (approx. 12'2 x 12'0)  
A third double bedroom having window to the rear aspect and a range of fitted bedroom furniture including wardrobes and a dressing table

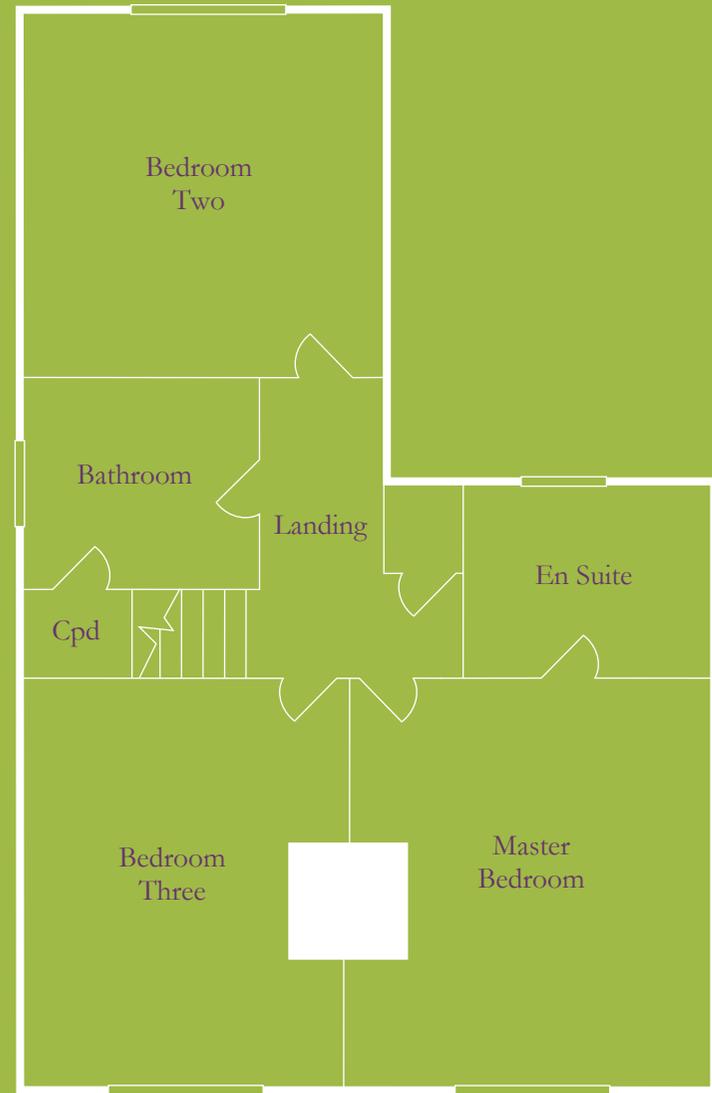
**Family Bathroom** 2.62 x 2.05m (approx. 8'7 x 6'8)  
Another refitted bathroom suite, comprising wash basin set to vanity unit, WC and bathtub with shower unit over, having tiled flooring, tiled splash backs, a useful fitted cupboard and an obscured window to the side







Ground Floor



First Floor



### Outside

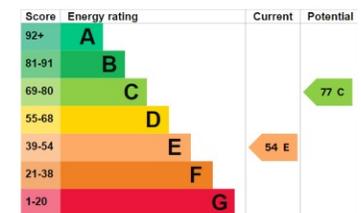
The cottage is set back from the lane beyond a tarmac driveway with a walled boundary, providing off street parking for around three vehicles. Double gates to the side lead to the rear aspect and there is access into the porch

### Rear Garden

Extending to a generous size, the rear garden is laid to a paved terrace leading up to lawns edged with a picket fence. Flowerbeds are stocked with a variety of shrubs and foliage, and there is a terrace to the top of the garden bordered by a low brick wall. To the side of the property there is a paved gated courtyard providing a useful storage space and gated access back out to the front, and the property benefits from exterior lighting and a water point

### Detached Garage 5.05 x 2.5m (approx. 16'6 x 8'2)

With power lighting, a double glazed window to the rear and a replaced entrance door. The loft offers ample storage space and the garage is ideal for conversion into a home office or garden room. Please note, the access is not wide enough to accommodate a car but is ideal for motorbike storage



**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.