



St Cristpin, 3 Butts Croft, Alrewas, DE13 7BE





# St Cristpin

3 Butts Croft Alrewas DE13 7BE

Enjoying a tranquil canalside setting in the heart of this desirable village is St Cristpin, a detached three bedroom bungalow offered with the benefit of no upward chain. Residing within the secluded private cul de sac of Butts Croft, this generously proportioned detached home offers two reception rooms, three bedrooms and two bathrooms, alongside a well tended and secluded corner plot with wrap around gardens and a double garage. The gardens lead directly up to the edge of the canal, affording delightful views and the potential for a private mooring (subject to relevant licensing).

The property has been subject to water damage (covered by home insurance) and as a result presents a blank canvas and plenty of scope to remodel and upgrade the interiors, requiring immediate works including plumbing, wiring and internal fittings. Due to the current condition of the property, obtaining funding to purchase via a mortgage would not qualify under lending criteria. Our vendor has advised that if funding is required by a proceedable buyer, they will install basic kitchen fittings (sink, worktop and cooker) to ensure the property is mortgageable. We advise all interested parties to investigate prior to viewing/placing an offer forward on the property. If you require any further clarification, please call and discuss further with one of our sales negotiators.

- Detached Canalside Bungalow Offered with No Chain
- Secluded Private Cul de Sac
- Canalside Setting with Mooring Potential
- Superb Potential to Remodel/Upgrade
- Two Reception Rooms, Kitchen & Separate Utility
- Three Good Sized Bedrooms, En Suite & Bathroom
- Double Garage & Ample Parking
- Wrap Around Gardens with Canal Views
- Walking Distance to Village Amenities

what3words:

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The popular village of Alrewas is set within a picturesque Conservation area beside the River Trent and the local Trent & Mersey Canal. The characterful village centre is home to a superb range of everyday amenities including a popular butchers, traditional pubs, a Co-op, a doctors surgery, pharmacy and dentists, all of which are within a short walk of the bungalow.

The position of Butts Croft provides swift access onto the Trent & Mersey Canal network where many rural walks can be enjoyed both along the canal and via local public footpaths to nearby countryside and villages.

Alrewas lies within an Ofsted 'Outstanding' school catchment area including the All Saints primary school in the village which feeds into John Taylor High in Barton under Needwood, and the John Taylor Free School is also within a short drive. In addition there are a choice of highly regarded independent schools including Lichfield Cathedral, Repton, Denstone and Abbotsholme.

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 within an easy drive.



Village Centre & Amenities: 0.2 miles



Burton on Trent Rail Station: 8 miles  
Lichfield Rail Station: 4 miles



Lichfield City Centre: 6 miles  
Derby City Centre: 19 miles  
Birmingham City Centre: 23 miles



Peak District National Park: 24 miles  
Cannock Chase: 12 miles



Birmingham Airport: 23 miles  
Manchester Airport: 68 miles



With a private driveway flanked by character walls leads into Butts Croft, a bespoke private cul de sac home to five executive bungalows. The lane leads to a private driveway providing **Parking** for a number of vehicles, as well as access via an electric up and over door into the **Double Garage**. the garage houses the boiler and has power, lighting and a courtesy door to the rear.

A canopy **Porch** leads to the front door which opens in turn into the **Reception Hall**, an L shaped space leading to one side into the living accommodation and to the opposite into the bedrooms. To the right, the **Lounge** has a window to the front and options for either an electric or gas fireplace, with double doors opening into a **Dining Room** set to the rear. Sliding doors open out to the rear garden, and a door opens into the **Kitchen** which also overlooks pretty views towards the canal. From the kitchen there is a **Utility** with a courtesy door opening out to the rear aspect.

The L shaped hallway leads into **Three Bedrooms** and a **Family Bathroom**, two being large doubles. The master has a double fitted wardrobes and a private **En Suite**.

**Outside**, St Cristpin is set on an **Established Corner Plot**, having lawned gardens to the front bordered by a walled boundary to one side. There is access via pedestrian gates to either side of the bungalow leading into the **Rear Garden**, which is laid to lawns with two sheds included in the sale. The top of the garden borders the Trent & Mersey Canal, enjoying tranquil views over the waterway and towards the village churchyard. A further gate opens out to a walkway leading directly onto the canal footpath.



Floor Area: 1,604 ft² / 149 m²

Ground Floor

Reception Hall 4.68 x 3.1m (approx. 15'4 x 10'1)

Lounge 5.48 x 4.22m (approx. 17'11 x 13'9)

Dining Room 4.2 x 3.62m (approx. 13'9 x 11'10)

Kitchen 3.6 x 3.4m (approx. 11'10 x 11'2)

Utility 2.4 x 1.5m (approx. 7'11 x 4'11)

Master Bedroom 5.0 x 3.84m (approx. 16'4 x 12'7)

En Suite 2.92 x 2.49m (approx. 9'6 x 8'1)

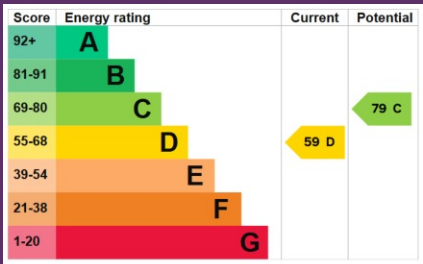
Bedroom Two 4.52 x 3.6m (approx. 14'10 x 11'10)

Bedroom Three 3.6 x 2.44m (approx. 11'9 x 8'0)

Family Bathroom 2.9 x 2.9m (approx. 9'5 x 9'5)

Outside

Double Garage 5.35 x 5.11m (approx. 17'6 x 16'9)





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**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 them face 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.

Ph SW 28.01.2025