







**\*\* PRICE CHANGE TO MEET FINANCIAL  
YEAR END \*\***

This delightful two-bedroom detached house offers a wonderful open plan living space, ideal for relaxing and entertaining.

With one reception room and two bathrooms, this property provides ample space for comfortable living. The double off-road parking ensures convenience for you and your guests, making coming home a breeze.

Located in a peaceful village setting, this house offers a tranquil escape from the hustle and bustle of city life.

Don't miss out on the chance to own this lovely detached property in Alrewas. Book a viewing today and envision the life you could create in this wonderful home!



 **ABODE**  
SALES & LETTINGS

Entrance Hallway

Open Plan Kitchen  
13.0 x 8.2

Living Diner  
14.10 x 9.9

Cloakroom

Landing

Bedroom One  
14.10 x 9.9

Bedroom Two  
14.9 x 8.1

Bathroom  
8.9 x 6.5

Garden











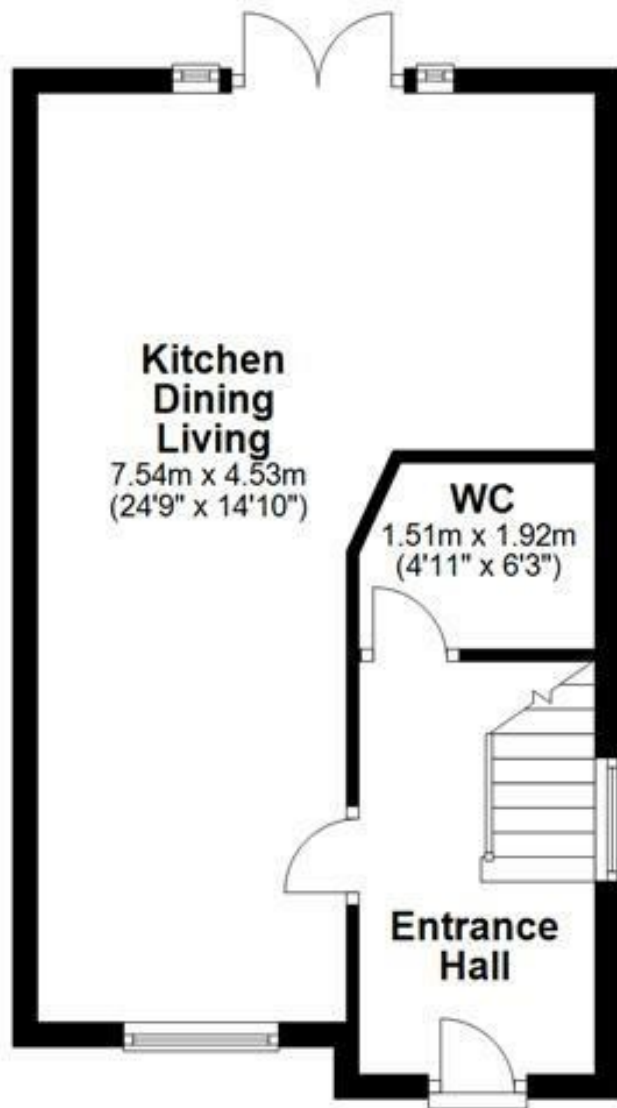




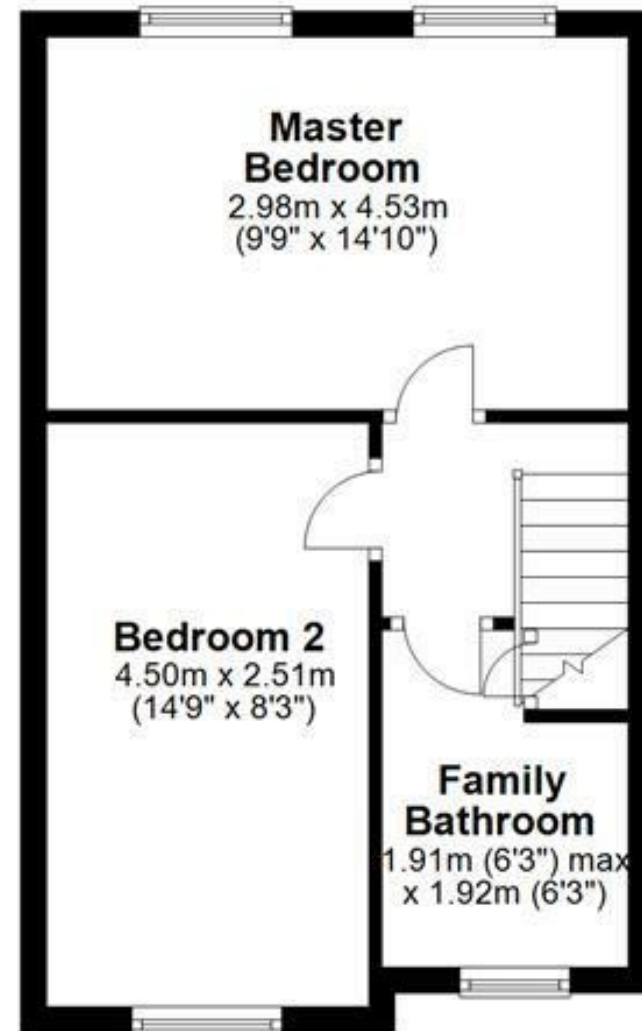




## Ground Floor



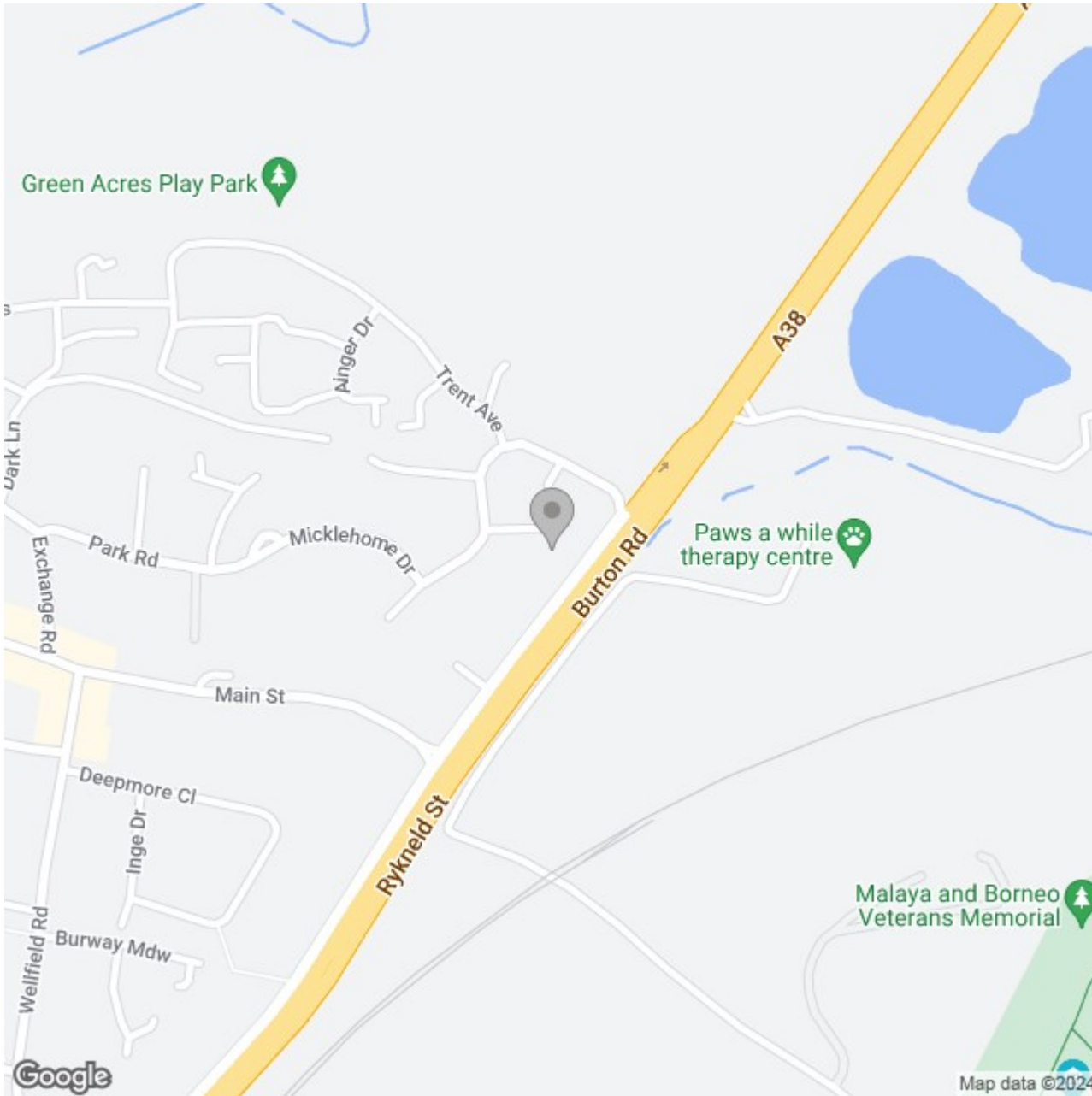
## First Floor




Please use as a guide to layout only. They are not intended to be to scale. Prc  
Abode Anderson-Dixon, Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.







## Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            | <b>96</b>   |
| (81-91) <b>B</b>                            | <b>84</b>                  |   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |