



Navigation Wharf, Alrewas
Burton-On-Trent, DE13 7BH

Offers in the Region Of £520,000

Alrewas

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Located in the sought after village of Alrewas, with stunning countryside views surrounding, this wonderful unique home is within convenient distance of attractive local amenities, highly rated local schooling, and various transport links with commuter routes connected with Lichfield, Burton on Trent, Birmingham, Derby, and London. Ideal for any families searching for a rural characterful style property, this deceptively spacious home consists of a variety of impressive features throughout.

Approached via the attractive development entrance off Kings Bromley Road, the first impressions of this fantastic site really will impress. The parking area consists of various visitor spaces, as well as two allocated parking spaces for this property, including one located in a car port.

The internal accommodation briefly comprises of a wide entrance hallway with guest W.C, flowing into a beautiful open plan kitchen/living area, with high end fitted appliances and ample social space throughout, a charming log burner, bi fold doors out to the rear garden, and sliding doors into a separate dining area with versatile use.

To the first floor are three large bedrooms, all with ample storage and furniture space throughout, the fourth with a separate store/boiler cupboard, and the second bedroom with fitted wardrobes. This floor further benefits from a surprisingly spacious main family bathroom, tastefully fitted, with separate bath and walk-in shower.

The second floor consists of a spacious master bedroom with sky light windows, fitted wardrobes, and a generously sized en-suite shower room. The landing on this floor is particularly impressive, with a uniquely large store/versatile area above the stairs.

Outside to the rear is a wonderfully landscaped garden, attractively presented throughout with a neatly maintained lawn, paving and patio area, fenced enclosure and an external summer house /store with social area and private views.





Property Specification

BEAUTIFUL CHARACTER HOMES
HIGHLY SOUGHT AFTER RURAL LOCATION
IMMACULATEDLY PRESENTED WITH HIGH QUALITY FINISH
OPEN PLAN KITCHEN/LIVING SPACE
SEPARATE DINING AREA

Hallway 13' 5" x 5' 7" (4.08m x 1.71m)

Downstairs W.C. 6' 2" x 3' 5" (1.87m x 1.03m)

Dining Area 12' 11" x 10' 9" (3.93m x 3.28m)

Open Plan Kitchen/Living Area 20' 4" x 16' 7"
(6.20m x 5.05m)

Bedroom Two 16' 4" x 10' 10" (4.98m x 3.30m)

Bedroom Three 12' 11" x 10' 10" (3.93m x 3.30m)

Bedroom Four/Study 12' 0" x 6' 2" (3.65m x 1.87m)

Store/Boiler Cupboard 6' 5" x 2' 6" (1.95m x 0.75m)

Bathroom 11' 3" x 9' 9" (3.44m x 2.97m)

Bedroom One 17' 0" x 16' 9" (5.17m x 5.10m)

En-suite 8' 3" x 6' 2" (2.52m x 1.87m)

Agent's Note:

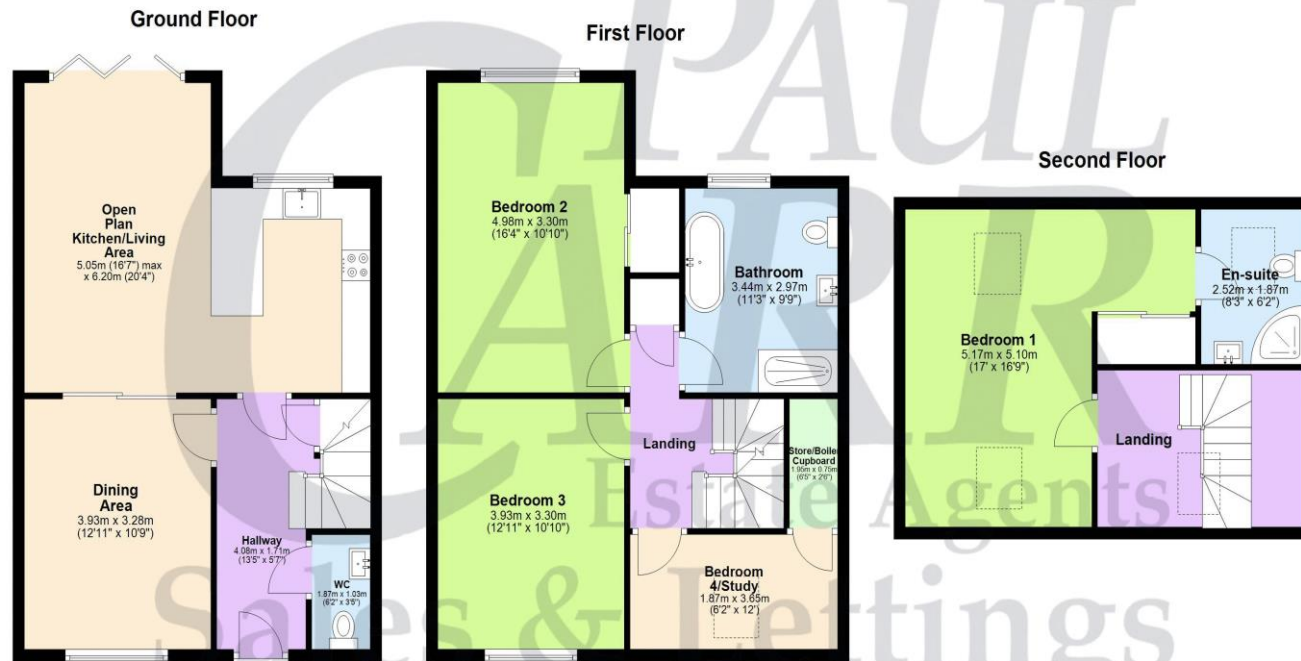
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market:

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: F
Tenure: Freehold
Carport leasehold 100 Years remaining with peppercorn rent.
Service charge for grounds £30 PA

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

