



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

Offers in the Region Of £525,000



Talk about the best of both worlds! Built in 2019, this beautifully finished modern home benefits from all of the perks of being new, whilst uniquely having attractive character features throughout. Situated in the private gated Navigation Wharf development off Kings Bromley Road in the sought after village of Alrewas, this spacious three-storey home is situated within close distance of popular amenities, with a rural environment and views, whilst being not far from other surrounding villages such as Barton, Kings Bromley, and Lichfield City Centre.

Approached via a beautifully kept front garden area with attractive curb appeal, the internal accommodation greets you with a bright welcoming entrance hallway, featuring a guest W.C. and under-stair storage. The hallway leads into a stunning open plan area with a modern yet characterful cottage-style kitchen with fitted appliances, and a vast open living/dining area with bi-fold doors out to the rear, a log burner, and ample entertainment space throughout.

Upstairs on the first floor are three bedrooms and a spacious family bathroom with a separate free-standing bath and large walk-in shower. Two of the double bedrooms feature stylish fitted wardrobes and built in storage with an attractive bespoke shelving unit fitted in bedroom three. To the second floor is the main bedroom with further ample storage space and a surprisingly spacious private en-suite shower room.

Outside is a wonderful peaceful garden, benefiting from ample light being Southerly facing, with a neatly maintained lawn and patio area, with external side access to the front, and a powered storage shed to the rear.

This exclusive development is accessible via a private gated entrance, and this home features two allocated parking spaces; one in front of the property, and another in the car port closest to the property. The site also has various visitor parking spaces and is maintained independently with a monthly fee of £33.00 for maintenance.

Tenure: Freehold  
Council Tax Band: F  
Service Charge: £33.00 PCM



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## Ground Floor

### Hallway

13' 5" x 5' 2" (4.08m x 1.57m)

### Open Plan Kitchen/Diner/Living Area

29' 11" x 20' 3" (9.11m x 6.18m max)

### Ground Floor W.C.

6' 2" x 3' 5" (1.89m x 1.03m)

## First Floor

### Bedroom Two

16' 4" x 10' 8" (4.98m x 3.26m)

### Bedroom Three

13' 0" x 10' 8" (3.95m x 3.26m)

### Bedroom Four

9' 1" x 6' 4" (2.76m x 1.92m)

### Bathroom

9' 1" x 7' 8" (2.77m x 2.33m)

## Second Floor

### Bedroom One

16' 2" x 10' 8" (4.92m x 3.26m)

### En-Suite

9' 2" x 9' 1" (2.79m x 2.78m)





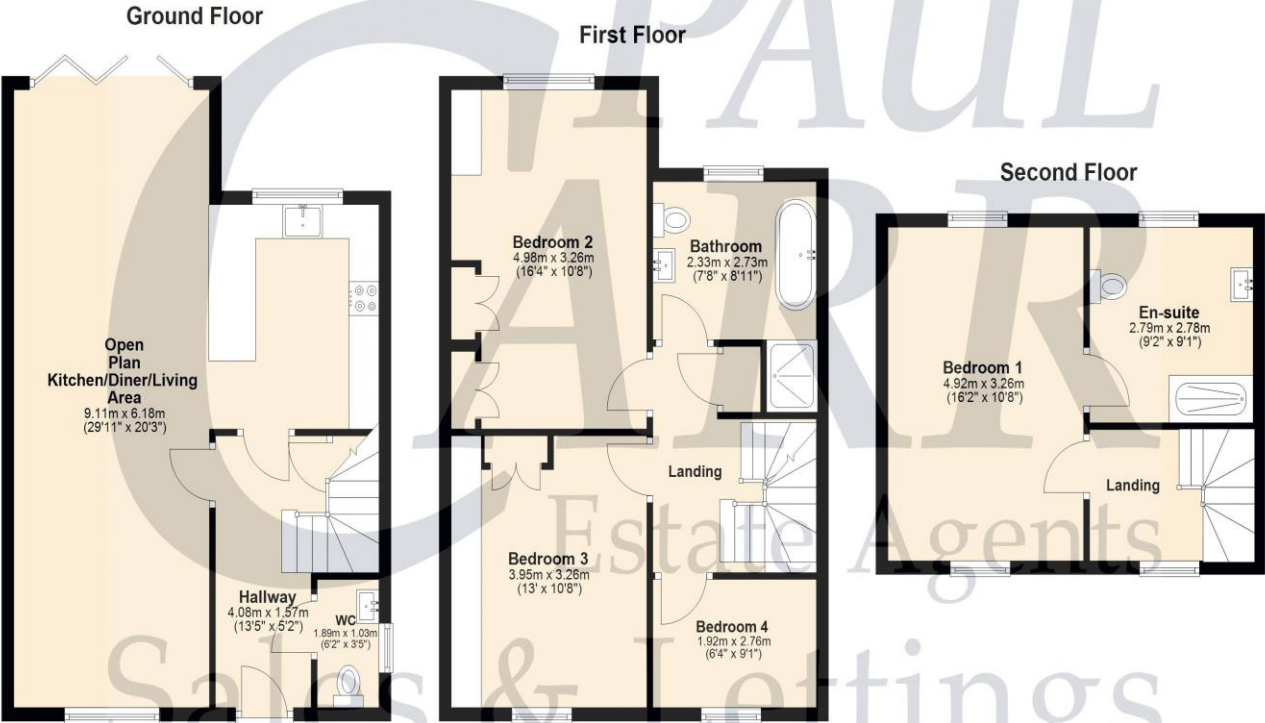






# Floor Plan

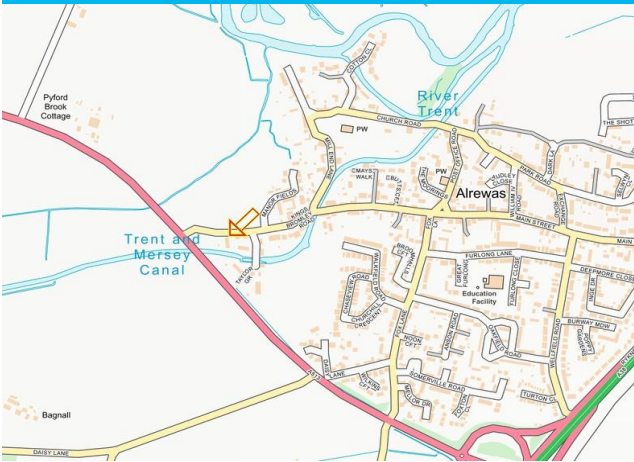
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location



















### ***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: March 25