



The Arden, 122A Main Street, Alrewas  
Burton-On-Trent, DE13 7AE

Offers in the Region Of £530,000

Situated in the centre of the wonderful Conservation Area of Alrewas Village, this beautifully renovated character property is offered for sale with no upward chain. Originally part of the Grade II Listed Home Farm Development, this charming property was converted in 2021, and features immaculately presented stylish interior, accessible via a private gated entrance off Fox Lane.

Alrewas boasts a fantastic selection of pubs and community activities, based in a rural environment whilst being within convenient reach of Barton, Kings Bromley, and Lichfield City. This area also sits within close proximity of motorway networks connecting with Birmingham and London. Approached via a private gated entrance to the development off Fox Lane, the first impressions of this home are delightful. This property features two allocated parking spaces, one of which is within a car port.

Internally the accommodation comprises of a welcoming entrance hallway, providing access into a social kitchen/breakfast room on the left, and a bedroom/dining room on the right. The kitchen is a lovely bright room and features modern fitted appliances, with a separate utility room, and access out into a private courtyard area to the rear. The bedroom/dining room provides a versatile space for entertainment use as well as plenty of room for use as a double bedroom, and features a private en-suite shower room.

The first floor consists of the main living room, and another bedroom with en-suite. This living area is such a beautiful room, with a high vaulted ceiling and exposed roof beams, plus four windows allowing ample natural lighting, and a charming cast-iron log burner. The bedroom on this floor is another fantastic size and features a private en-suite bathroom.

The second floor features the main bedroom which has stylish bespoke fitted wardrobes providing ample storage space, as well as another en-suite shower room. This top floor also features stunning views not only of Alrewas Village, but also has a 'secret window' overlooking the stunning living room on the floor below.

Outside the plot is split into two; there is a private courtyard area located off the kitchen, and a larger garden area at the side of the property in front of the main entrance hallway, which is a lovely private space featuring a well maintained lawn area, social patio, and shed storage.



## Ground Floor

### Entrance Hallway

#### Kitchen/Breakfast Room

14' 2" x 11' 8" (4.31m x 3.55m max)

#### Utility

8' 11" x 5' 9" (2.72m x 1.76m)

#### Bedroom Three/Dining Room

11' 6" x 10' 0" (3.50m x 3.06m)

#### En-Suite Shower Room

11' 6" x 3' 8" (3.50m x 1.11m)

#### Guest W.C.

5' 5" x 3' 3" (1.65m x 1.00m)

## First Floor

### Living Room

14' 1" x 12' 4" (4.30m x 3.76m)

### Bedroom Two

12' 6" x 9' 11" (3.82m x 3.02m)

### En-Suite Bathroom

9' 3" x 5' 7" (2.83m x 1.70m max)

## Second Floor

### Bedroom One

12' 2" x 11' 7" (3.72m max x 3.54m)

### En-Suite Shower Room

9' 3" x 4' 8" (2.83m x 1.42m)



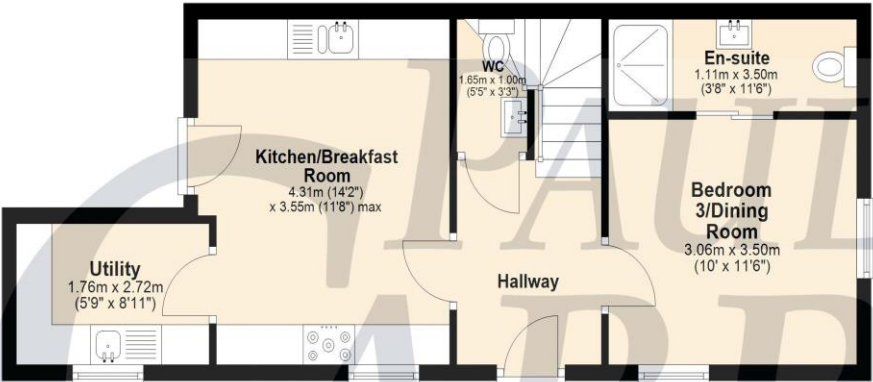




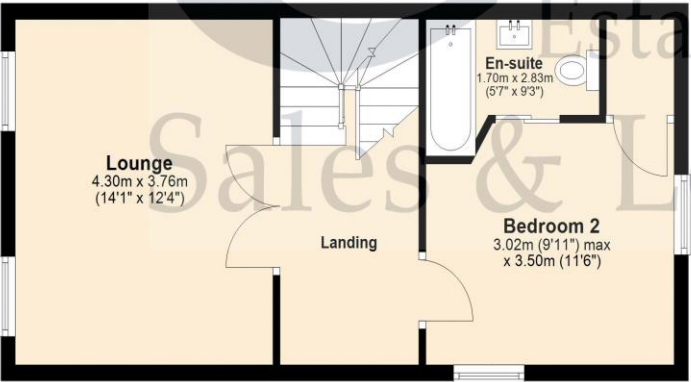
# Floor Plan

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

Ground Floor



First Floor



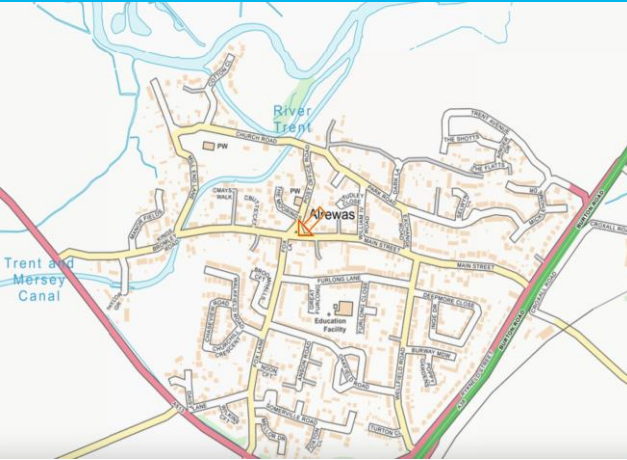
Second Floor



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C	71 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: July 2025