



Strode Cottage 14 Manor Fields,
Alrewas DE 13 7DA

Downes & Daughters
ESTATE AGENCY

Strode Cottage 14 Manor Fields,
Alrewas DE13 7DA
£475,000

An attractive three bedroom barn conversion, on this select development on the rural fringe of the ever popular village of Alrewas, offered for sale with no onward chain. This delightful Grade II Listed home perfectly blends the inherent historic charm of the building with a modern and flexible layout suitable for today's lifestyle. Having been updated and reconfigured by the current owners to create striking, semi-open plan accommodation over two floors. Comprising: an open reception hallway space, utility/cloakroom, living and dining room with gas log burner, seamlessly opening to the kitchen on the ground floor. The first floor boasts a landing, principal bedroom with en suite, two further bedrooms and a family shower room. All with beautifully revealed timber frame and beams. Externally there is a beautifully presented fore garden with allocated parking for two cars and a private, neatly presented, walled garden to the rear.

Viewing is essential to appreciate the attractive nature of this home which falls within the John Taylor catchment area.

GROUND FLOOR

Central Reception Hallway With Understair Dog Snug • Kitchen Area • Living & Dining Room With Gas Log Burner • Utility & Guest Cloakroom

FIRST FLOOR

Landing • Principal Bedroom • En Suite Bathroom • Bedroom Two • Bedroom Three • Family Shower Room

OUTSIDE

Fore

A beautifully presented shared fore garden with a selection of landscaped raised beds lavishly stocked with a number of manicured, shrubs and flowering plants. Staffordshire Blue block paved allocated parking for two cars. External lighting. Guest parking.

Rear

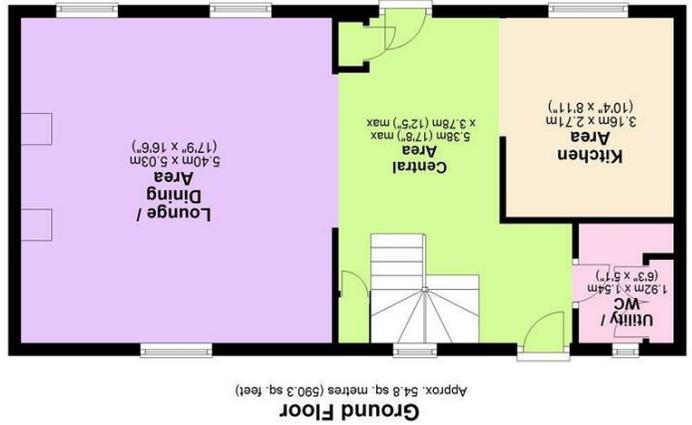
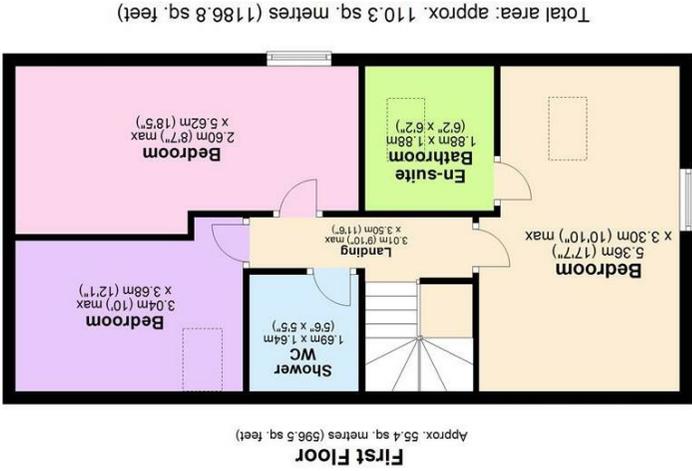
A private, walled rear garden with a patio seating areas, shaped lawn and 'beach hut' style storage sheds. gravel seating areas. Gravelled borders for pots, walled and fenced boundaries, gated access to the side, external lighting and cold water tap.







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Environmental Impact (CO ₂) Rating	
Current	Passive
Very environmentally friendly - lower CO ₂ emissions	(22 points)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	
EU Directive 2002/91/EC	

Energy Efficiency Rating	
Current	Passive
Very energy efficient - lower running costs	(92 points)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	
EU Directive 2002/91/EC	