



23 Micklenome Drive
Alrewas DE13 7AT

Downes & Daughters
ESTATE AGENCY

23 Micklehome Drive,
Alrewas DE13 7AT
Offers in excess of £265,000

A well presented three bedroom semi detached family home with a good sized rear garden, offered for sale with no onward chain and falling within the John Taylor catchment area. This popular residential street is only moments away from a wide range of amenities found at the centre of the village and numerous pleasant canal and riverside walks. The accommodation comprises: porch, entrance hallway, through living and dining room, utility and kitchen on the ground floor and three bedrooms and a modern shower room on the first floor. Externally the property benefits from a private driveway and integral garage and neatly presented front and rear gardens.

Viewing is essential to appreciate the attractive nature and of this charming family home and its future potential subject to relevant planning consents.

GROUND FLOOR

Porch • Entrance Hallway • Open Plan Living & Dining Room With Access To Rear Garden • Kitchen • Utility Room With Access To Garage & Garden

FIRST FLOOR

Landing • Bedroom One (fitted wardrobes) • Bedroom Two • Bedroom Three (over stairs storage cupboard) • Modern Shower Room

OUTSIDE

Private Driveway • Manicured Lawned Front Garden With Stylishly Planted Borders • Integral Garage With Electric Roller Door • Well Presented & Wonderfully Private Rear Garden • Patio Seating Area • Neat Lawn • Neat Borders • Gated Side Access

FURTHER INFORMATION

No Onward Chain • Freehold (TBC By Solicitor) • Council Tax Band ? • Energy Rating ? • John Taylor Catchment Area • Upvc Double Glazing • Gas Central Heating



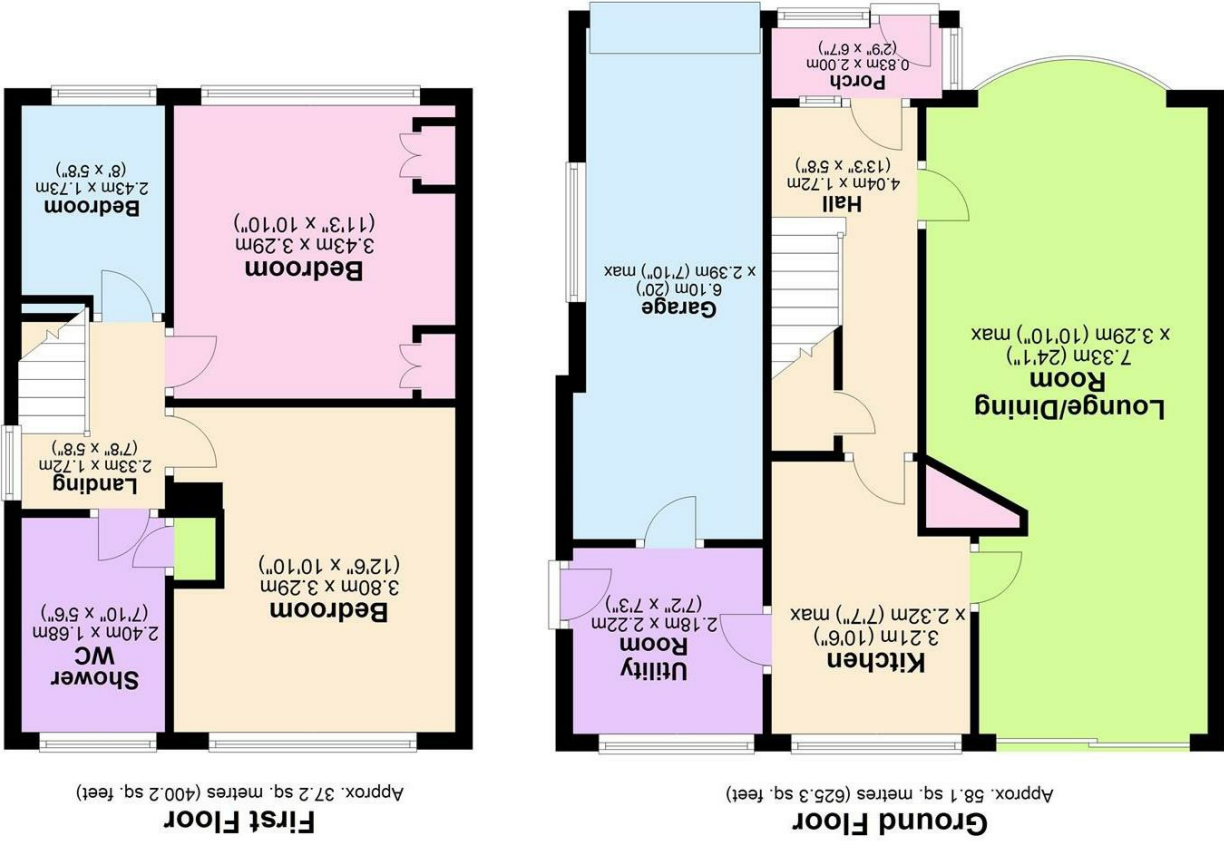




5 Main Street, Whittington, Staffs, WS14 9JU | Tel: 01543 432 099
 www.downesanddaughters.co.uk



Total area: approx. 95.3 sq. metres (1025.4 sq. feet)



Approx. 37.2 sq. metres (400.2 sq. feet)

Approx. 58.1 sq. metres (625.3 sq. feet)

Environmental Impact (CO ₂) Rating	
Client	Domestic
Very environmentally friendly - lower CO ₂ emissions	(92 plus)
A	(81-91)
B	(69-80)
C	(55-68)
D	(38-54)
E	(21-38)
F	(1-20)
G	
EU Directive 2002/91/EC	

Energy Efficiency Rating	
Client	Domestic
Very energy efficient - higher energy costs	(92 plus)
A	(81-91)
B	(69-80)
C	(55-68)
D	(38-54)
E	(21-38)
F	(1-20)
G	
EU Directive 2002/91/EC	