



36 Main Street, Alrewas  
Burton-On-Trent DE13 7AA

Downes & Daughters  
ESTATE AGENCY



## 36 Main Street, Alrewas Burton-On-Trent DE13 7AA £385,000

Downes & Daughters is delighted to offer for sale this impressive four bedroom semi-detached family home, occupying a desirable position on Alrewas's popular Main Street, with a wonderfully private south facing garden. Falling within the John Taylor catchment area, this charming home extends to 1,247 square feet of accommodation with a well presented and modern open plan layout. The ground floor is dominated by a showpiece kitchen diner and family room with access to the rear garden, which then opens to a more cosy living room with a log burner. The first floor boasts an elegant landing, three bedrooms and a family bathroom and the second floor provides a principal bedroom with masses of storage and an en suite shower room. Externally the property is set back from the road with a block paved private driveway and attractive lawned front garden and a south facing low maintenance rear garden with artificial lawn and patio seating area, benefitting from great levels of privacy.

Viewing is essential to appreciate the size of accommodation on offer and its desirable central location within the village.

### GROUND FLOOR

Porch • Entrance Hallway • Living Room With Storage Cupboard Stripped Wooden Floors, Log Burner & Double Doors Opening To • Open Plan Kitchen, Diner & Family Room With French Doors To Rear Garden

### FIRST FLOOR

Landing • Bedroom Two • Bedroom Three • Bedroom Four • Family Bathroom

### SECOND FLOOR

Stairs Rise In To... • Principal Bedroom With Walk In Wardrobe & Two Storage Cupboards • En Suite Shower Room

### OUTSIDE

Lawned Front Garden With Stylishly Planted Borders • Block Paved Private Driveway • Gated Access To Rear • Wonderfully Private South Facing Rear Garden With Artificial Lawn • Block Paved Patio & Side Return Storage Area • Timber Storage Shed

### FURTHER INFORMATION

Freehold (TBC By Solicitor) • Energy Rating D • Council Tax Band ? • All Mains Services • Upvc Double Glazing • Gas Central Heating

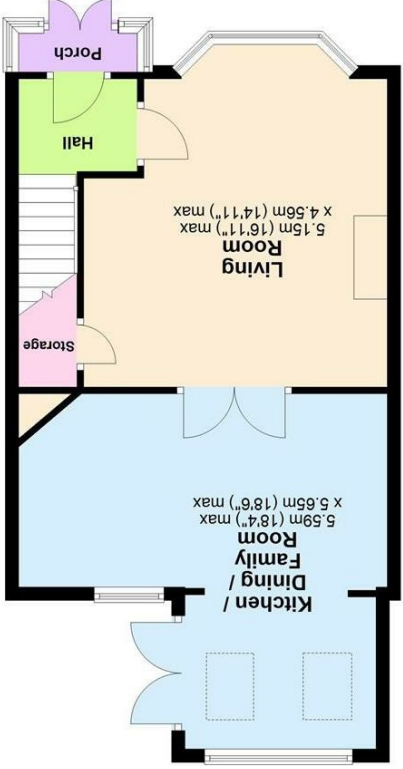
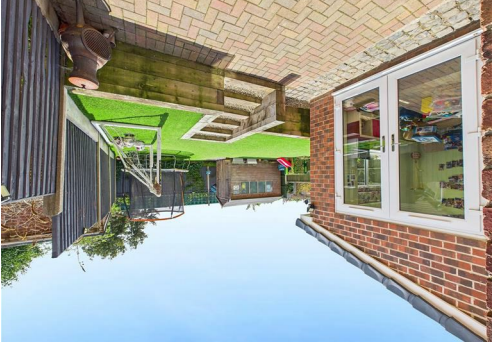




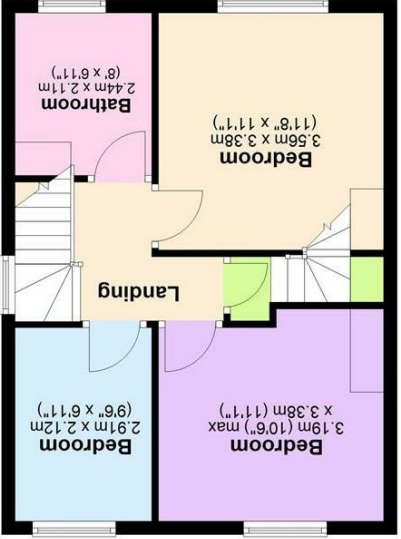




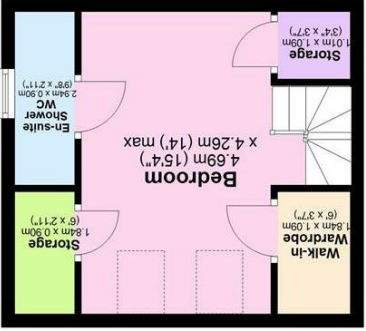
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www.downesanddaughters.co.uk



Ground Floor  
Approx. 50.8 sq. metres (547.0 sq. feet)



First Floor  
Approx. 42.2 sq. metres (454.5 sq. feet)



Second Floor  
Approx. 22.9 sq. metres (246.1 sq. feet)

Total area: approx. 115.9 sq. metres (1247.6 sq. feet)

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Minimum
Very environmentally friendly - lower CO <sub>2</sub> emissions	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	
Risk energy efficient - higher running costs	
A (92 g/kWh)	
B (81 g/kWh)	
C (69 g/kWh)	
D (55 g/kWh)	
E (38 g/kWh)	
F (21 g/kWh)	
G (1 g/kWh)	
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Current	Minimum



Not All Agents Are Equal...