



68A Park Road, Alrewas

DE13 7AJ

**Offers In Excess Of
£650,000**



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EXCLUSIVE

Park Road, Alrewas

DESCRIPTION

In need of modernisation and upgrade this well appointed bungalow has heaps of potential and is located in the sought after village of Alrewas. Offered for sale with no upward chain, this detached property sits on an enviable plot with a generous frontage and a private rear garden. In brief, the accommodation comprises of; Entrance Hallway, Living Room, Dining Room, Breakfast Kitchen, Conservatory, Utility Room and Guest WC. Master Bedroom with En-suite, Two Further Bedrooms and a Bathroom. Detached Double Garage with development potential STPP and ample parking for several vehicles. EPC rating - tbc



ROOMS

Entrance Hallway

accessed via a front entrance door with complimentary wood-framed double-glazed units to the front into a spacious 'L' shaped hallway benefitting from a fitted storage cupboard. Two ceiling light points, coving, two wall light fitments, two radiators, decorative dado rail, coir entrance mat and wood effect laminate flooring

Dining Room

having a ceiling light point, coving, three wall light fitments, decorative picture rail, radiator and wood windows to the front and side aspects

Living Room

having an open brick fireplace with a multi fuel burning stove on a tiled hearth. Ceiling light point, coving, decorative picture rail, radiator and wood windows to the rear and side aspects

Breakfast Kitchen

fitted with a range of wall and base units, roll top work surfaces with tiled splashbacks, co-ordinating breakfast bar and an inset acrylic sink with drainer. Electric oven, hob and extractor hood, integrated fridge and appliance space with plumbing for a dishwasher. Ceiling light point, ceiling spotlights, radiator, tiled floor and a window overlooking the conservatory

Utility Room

having base units with roll top work surfaces and a stainless steel sink. Ceiling strip light, access to the partially boarded loft, useful storage cupboard, appliance space for a washing machine and a tumble drier and tiled flooring. Access into the

WC

having a pedestal hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, radiator and tiled flooring

Conservatory

having a brick base with UPVC double-glazed units. Ceiling light fan, radiator, parquet wooden flooring and doors leading into the rear garden

Master Bedroom

benefitting from a range of fitted wardrobes providing ample hanging and storage space. Ceiling light point, coving, radiator and a wood window to the front aspect. Access into the

En-suite

having a fully tiled cubicle with an overhead mains powered shower fitment, vanity hand wash basin and a close-coupled WC. Ceiling light point, tiling to walls, radiator, vinyl flooring and a wood window to the front aspect

Bedroom Two

again benefitting from fitted wardrobes. Ceiling light point, radiator and a wood window overlooking the rear garden

Bedroom Three

having a ceiling light point, radiator and a wood window to the front aspect

Bathroom

having a four-piece suite comprising of a panelled bath with a mixer tap, enclosed shower cubicle with an electric overhead fitment, pedestal hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, radiator, tiling to walls and a wood window to the side aspect

Outside

the front of the property is located at the end of a private, shared access road. There is a large paved driveway which provides off road parking for several vehicles and is accessed via an iron gate. There is a pebbled seating area, large ornamental pond, well established shrubs and hedges which provide privacy,

outside lighting, a useful timber shed and pedestrian access to the rear of the bungalow

the fully enclosed and private rear garden has a lawn with well stocked borders, a paved patio and a further seating area perfect for entertaining. There is also a useful outside water tap, a timber garden shed and pedestrian access to the front of the property

DETACHED DOUBLE GARAGE

the garage is situated at the front of the plot and has an electric up and over door aswell as a personnel door. There is light, power and water to the garage so could have the potential to be developed as an annexe (STPP)

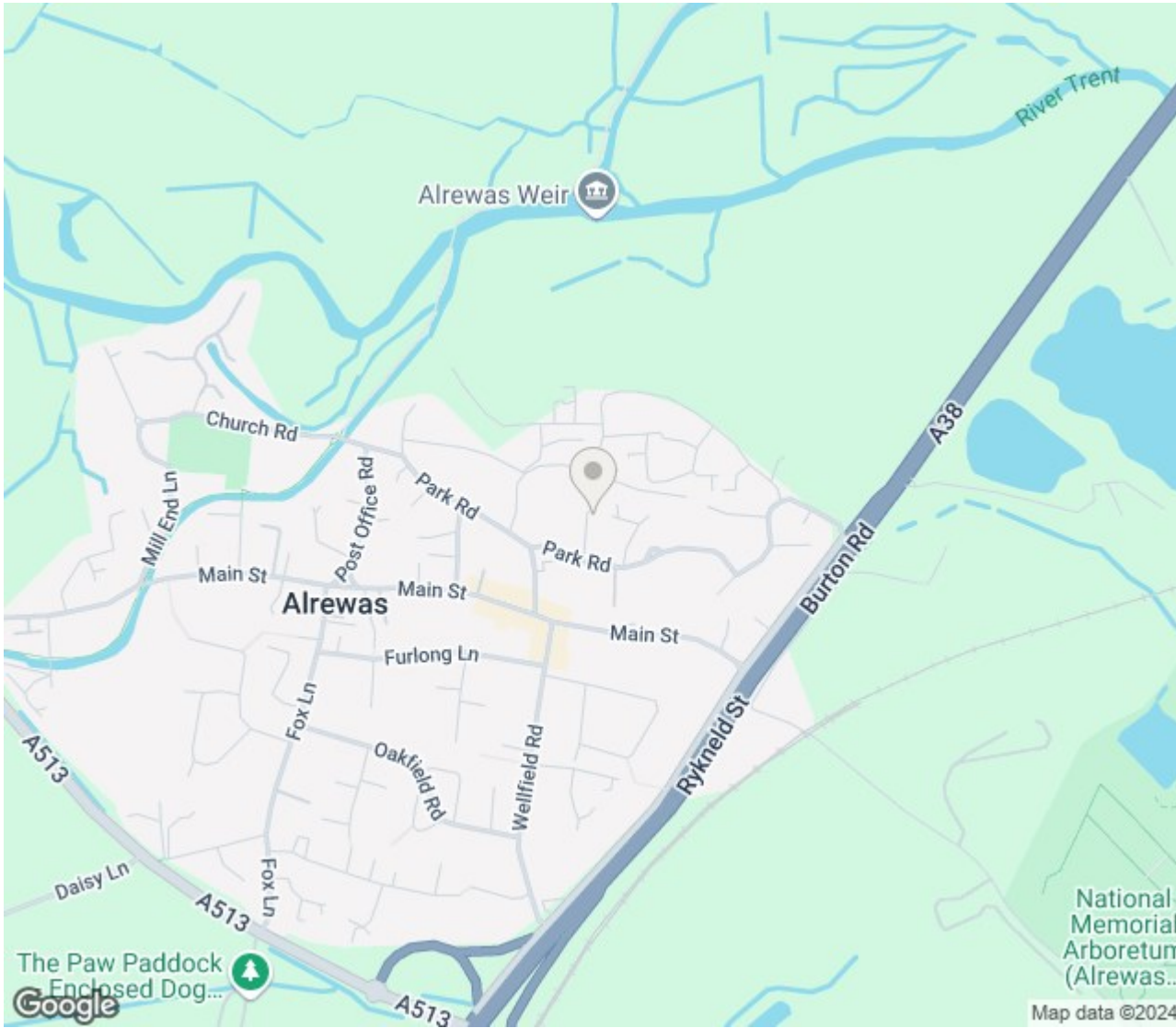




Total floor area 171.5 m² (1,846 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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