



Mellor Drive, Alrewas BURTON-ON-TRENT

burchell
edwards

Mellor Drive, Alrewas BURTON-ON-TRENT DE13 7FF

for sale
£450,000



Property Description

Burchell Edwards are delighted to market this 4 Bedroom Semi-Detached family home. The property is situated on a lovely, private road in the heavily desired Alrewas area. The property greets you with an off road parking space to the front of the property as well as access round the side of the property leading to the property's garage which also hosts an additional off road parking space in front of it. The property itself is finished to a lovely standard throughout and boasts a spacious household that runs over three floors. On the ground floor you are greeted to a spacious hallway that provides access to a downstairs W/C as well as providing plenty of under stair storage. Along with this, the ground floor also offers a spacious kitchen/diner and a wonderful lounge that provides views over the beautiful rear garden. The first floor of the property boasts: 2 good sized, double bedrooms, a large single bedroom as well as the property's modern, family bathroom. The second floor of the property hosts the master bedroom which is finished to an exquisite standard throughout and boasts its own en suite, integrated wardrobes and views out of both front and rear windows - making it the real stand out room in this wonderful property. Outside to the rear is an enclosed garden which contains a spacious lawn area, a functioning gravel patch as well as a peaceful brick paved seating area. Along with this, you also have easy access to the garage. Viewing of this wonderful property is a must!

Entrance Hallway

Wooden flooring and central heating radiator.

Lounge

16' 3" x 11' 6" (4.95m x 3.51m)
Window to rear elevation, doors to rear elevation, central heating radiator and carpet.

Kitchen

14' 1" x 9' 3" (4.29m x 2.82m)
Window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and hob, wooden flooring, central heating radiator, space and plumbing for washing machine.



Landing

Central heating radiator, carpet and two storage cupboards.

Bedroom One

20' 4" max x 10' 5" (6.20m max x 3.17m)

Windows to front and rear elevations, central heating radiator, carpet and integrated double wardrobe.

En-Suite

Window to rear elevation, W.C, wash hand basin, shower cubicle, central heating radiator and wooden flooring.

Bedroom Two

11' 4" x 9' 5" (3.45m x 2.87m)

Window to rear elevation, central heating radiator, carpet and integrated double wardrobe.

Bedroom Three

10' 5" x 9' 4" (3.17m x 2.84m)

Window to front elevation, central heating radiator, carpet and double wardrobe.

Bedroom Four

7' 9" x 6' 6" (2.36m x 1.98m)

Window to rear elevation, central heating radiator and carpet.

Bathroom

Window to front elevation, W.C, wash hand basin, bath with shower over, central heating radiator and wooden flooring.

Front Garden

Off road parking space and side access to garage.

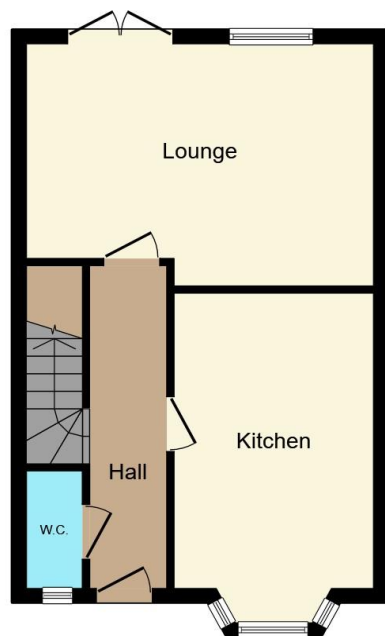
Rear Garden

Lawned area, enclosed brick paved path throughout, access to garage, gravel BBQ area and brick paved seating area.





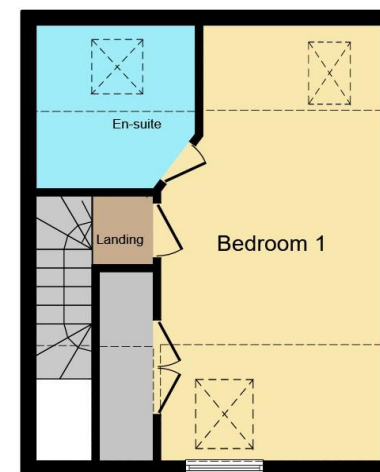




Ground Floor



First Floor



Second Floor

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

To view this property please contact Burchell Edwards on

T 01283 530 169
E burton@burchelledwards.co.uk

Britannia House Station Street
 BURTON-ON-TRENT DE14 1AN

EPC Rating: Awaited

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT210435



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BUT210435 - 0002