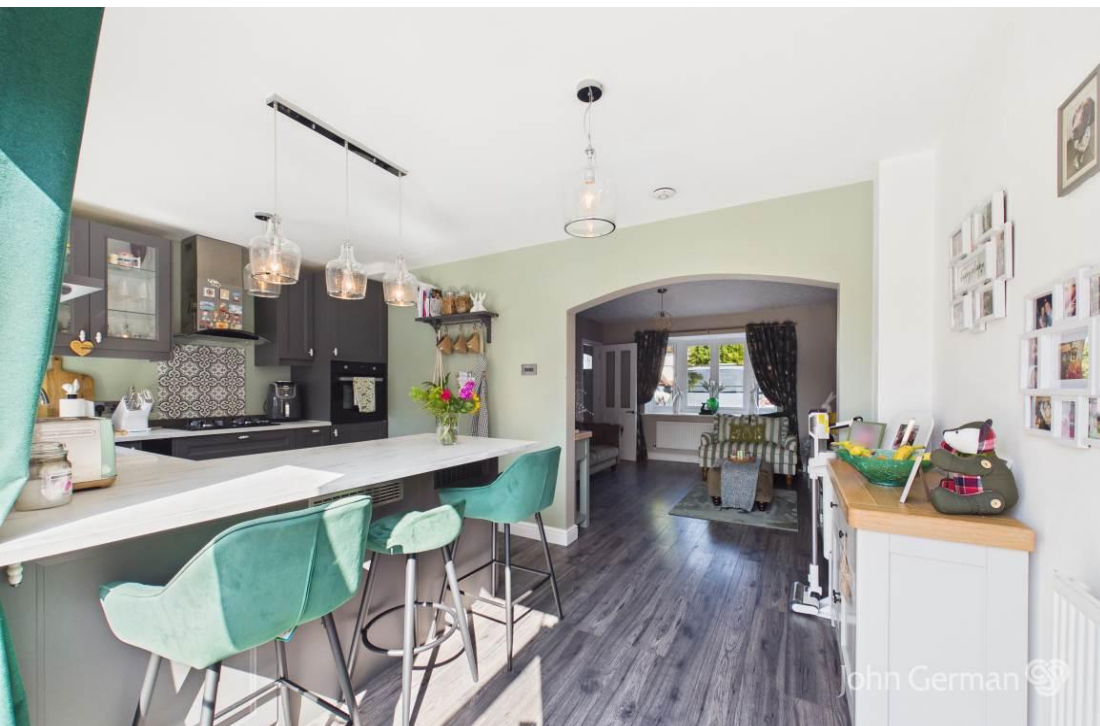


Burway Meadow

Alrewas, Burton-on-Trent, DE13 7EB

John
German





Burway Meadow

Alrewas, Burton-on-Trent, DE13 7EB

£310,000

This modern semi has been beautifully renovated to offer an immaculate village home ready to move into with an elegant and stylish interior featuring a lovely lounge, superb kitchen/diner, three bedrooms, a refitted bathroom, a wonderful sunny rear garden and driveway to front.



Set in the pretty village of Alrewas popular for its period charm, Main Street with shops, pubs and takeaways together with canalside walks. It is in John Taylor Catchment and has excellent transport links to the nearby centres of Lichfield and Burton on Trent both of which have train stations.

The property is set back beyond a driveway providing ample parking. Set beneath a canopy porch, the entrance door opens into a welcoming hall providing a lovely introduction to this beautifully presented home.

The lounge with its fireplace and space for furniture is an ideal space to relax with views to front along with a useful understairs cupboard.

Across the rear of the house is a superb refitted kitchen/diner with a breakfast bar, being an ideal space to entertain with French doors opening out to a lovely patio. The kitchen is well appointed with a range of units alongside an integrated oven, hob and wine cooler.

The landing with a window to side has doors off to three bedrooms. Bedroom one is a stylish large double bedroom with panel effect to one wall, reading lights and its own walk in wardrobe providing storage. Bedroom two is also a double with garden views and bedroom three is a single or ideal home office.

The refitted bathroom fitted with a three piece suite looks as good as new with part tiled walls.

To the rear there are stunning landscaped gardens, as you can see from the photos taken late afternoon it's a suntrap, being part walled with a paved terrace, artificial lawns for low maintenance and a side gate.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Driveway

Electricity supply: Mains & solar panels

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/16072026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

65.1 m²

701 ft²

Reduced headroom

0.3 m²

4 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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