



John German



An attractive modern detached family home situated on a popular modern development of homes within the ever desirable village of Alrewas.

Offers In Excess Of £375,000

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This modern detached family home is located on Ainger Drive, forming part of a popular development of homes built by 'Crest Nicholson' situated within the ever popular village of Alrewas. The village has a superb range of amenities including a popular butchers, Co-op, country pub, coffee shop, doctors, pharmacy and dentist together with beautiful canalside walks. For commuters nearby road links include the A38, A50 and M6 and there are a choice of railway stations at Lichfield and Burton-on-Trent. The property lies in the catchment area for All Saints Primary School in the village itself that feeds into the highly regarded John Taylor High School in the nearby village of Barton under Needwood, rated 'outstanding' in its latest Ofsted report.

Internally, the property comprises of an entrance door opening into the welcoming entrance hallway with grey style wooden style flooring, carpeted stairs rising to the first-floor landing, useful storage cupboard, doors off into the guest cloakroom and living room, plus an opening into the kitchen/diner.

The warm and inviting living room has a window to the front aspect, carpeted flooring, two ceiling light points and feature wall panelling. The guest cloakroom is fitted with a low level WC, wash hand basin with tiled splashback, and radiator.

The heart of the home is the impressive open plan kitchen/diner with an extensive range of matching wall and base units with contrasting worksurfaces over, inset stainless steel sink with drainer and mixer tap, and a range of integrated kitchen appliances. There are two ceiling light points, grey style wooden effect flooring, window to the rear aspect and French doors opening out to the rear garden.

Upstairs, there are three well-proportioned double bedrooms along with the modern family bathroom. The impressive master bedroom has fitted wardrobes with glazed sliding doors and its own en-suite shower room.

Outside, to the front of the property is a driveway providing off-road parking for various vehicles and access into the single detached garage with up and over door. To the rear of the home is the enclosed garden with a paved patio seating area and lawned garden.

**Agents note:** We understand there is 6 years remaining of the NHBC warranty.  
**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:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** 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 E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/26012026

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.



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Approximate total area<sup>(1)</sup>  
933 ft<sup>2</sup>  
86.6 m<sup>2</sup>



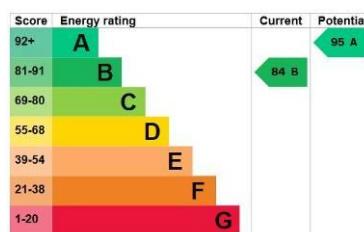
(1) Excluding balconies and terraces

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

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#### 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.

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