



**Connells**

125-127 Main Street  
Alrewas

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Alrewas DE13 7ED

for sale  
£425,000



### Property Description

Connells are absolutely delighted to be able to offer for sale this beautiful period property located in one of the most sought-after Villages in Central England. Occupying a prominent position within the heart of the highly desirable village of Alrewas, this charming period end-terrace cottage offers an exceptional opportunity to acquire a characterful home with generous accommodation, beautiful gardens and excellent parking facilities, all available with no onward chain. Ric in period charm and character, the property boasts three well-proportioned bedrooms, two spacious reception rooms ideal for both family living and entertaining, a fitted kitchen, separate utility room and two bathrooms, providing versatile accommodation to suit a range of buyers.

Externally, the property enjoys a delightful and private rear garden, offering a peaceful retreat with ample space for outdoor dining and relaxation. A driveway to the side aspect provides off-road parking and leads to a detached garage, a particularly valuable feature within this sought-after village setting. Situated on Main Street, residents can enjoy easy access to Alrewas' excellent range of local amenities, scenic riverside and canal walks, highly regarded schooling and superb transport links via the A38. Combining period character, generous living space, private gardens, parking and a prime village location, this attractive cottage represents a rare opportunity and is offered to the market with no onward chain.



## Lounge

16' 8" x 11' 6" ( 5.08m x 3.51m )

## Dining Room/Family Room

24' x 16' 5" ( 7.32m x 5.00m )

## Kitchen

16' 1" x 7' 4" ( 4.90m x 2.24m )

## Utility Room

7' 1" x 6' 5" ( 2.16m x 1.96m )

## First Floor Landing

## Bedroom One

9' 10" x 8' 7" ( 3.00m x 2.62m )

## En-Suite Bathroom

## Bedroom Two

13' 1" x 12' 3" ( 3.99m x 3.73m )

## Bedroom Three

11' 7" x 9' 9" ( 3.53m x 2.97m )

## Family Bathroom

## Stunning Rear Garden

## Driveway And Garage

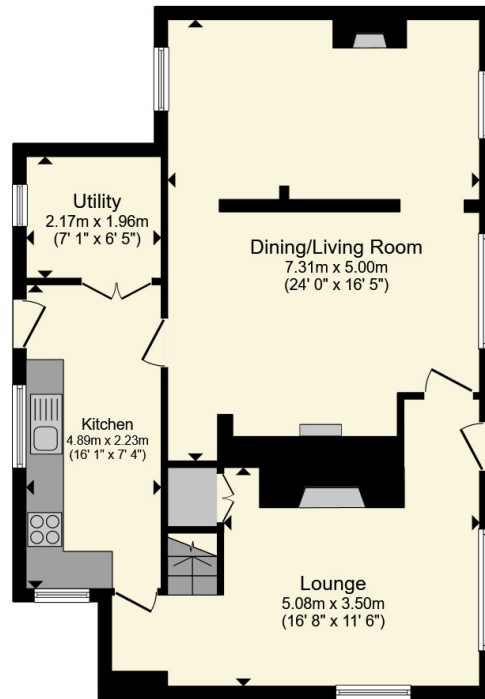
## Alrewas Village

Alrewas is a highly sought-after Staffordshire village, combining historic charm with excellent everyday amenities. Set alongside the River Trent and the Trent & Mersey Canal, the village offers a picturesque setting with a strong community atmosphere. Residents benefit from a range of local shops, cafés, pubs, a doctor's surgery, pharmacy and a well-regarded primary school. The village is ideally positioned for commuters, with easy access to the A38 linking Lichfield, Burton upon Trent, Derby and Birmingham. Surrounded by attractive countryside and close to the National Memorial Arboretum, Alrewas offers an exceptional balance of rural living and modern convenience.

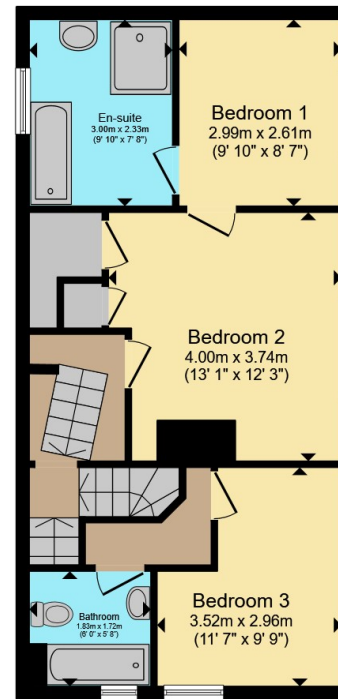








**Ground Floor**



**First Floor**

Total floor area 124.6 m<sup>2</sup> (1,341 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.propertybox.io](http://www.propertybox.io)



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**E [lichfield@connells.co.uk](mailto:lichfield@connells.co.uk)**

11-13 Bore Street  
 LICHFIELD WS13 6LZ

EPC Rating: D Council Tax Band: F

Tenure: Freehold

**view this property online [connells.co.uk/Property/LFD312225](http://connells.co.uk/Property/LFD312225)**



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.

Connells Residential 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.

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