

Deepmore Close

Alrewas, Burton-on-Trent, DE13 7AY



This well-presented semi-detached family home has been renovated and improved throughout and enjoys a delightful position within the ever desirable village of Alrewas.

Offers Over £300,000



John German 

This recently renovated three-bedroom semi-detached family home is an ideal property for both first time buyers and downsizers given its modern interior, contemporary design choices and desirable village location. 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 is 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, which feeds into the highly regarded John Taylor High School in the nearby village of Barton under Needwood.

Internally the property comprises; A uPVC entrance door opens into the light and inviting entrance hall with two useful cloaks/storage cupboards leading off. An opening leads into the living room with modern laminate flooring, chimney breast housing a wood burner, perfect for those cosy winter nights, carpeted stairs rising to the first floor landing and a uPVC double glazed window to the front aspect. A door opens into the impressive open plan kitchen/diner which was fitted around 8 months ago having an extensive range of matching grey wall and base units with fitted worksurfaces over, a variety of integrated appliances including an integrated fridge freezer, washing machine and full-size dishwasher, spotlights to the ceiling, window to the rear aspect, a useful understairs storage cupboard, two vertical radiators, ample space for a dining table and chairs plus glazed sliding doors leading out to the rear garden.

On the first floor, a naturally well-lit landing has a fitted storage cupboard and doors off to the three bedrooms and contemporary family bathroom. There are two generous doubles and one smaller single bedroom, also ideal as a home office or study. The recently installed contemporary family bathroom has floor to ceiling tiles, L-shaped bath with rainfall shower over, low level WC, wash hand basin, chrome style heated towel rail, spotlights to the ceiling and on obscured uPVC double glazed window to the rear aspect.

Outside the property benefits from an attractive gravel resin bonded driveway with brick edging to the front that extends to the side of the house and also extends to the rear to form a patio and wide pathway. There are easily managed lawns to the front and rear, with the latter also having a range of shrubs and screening plants, fence boundaries and a timber garden shed.

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: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Fibre - 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/16062026


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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Agents' Notes

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