



40 Post Office Road, Alrewas, DE13 7BS

Residing within a desirable canalside setting is this elegant double fronted Victorian residence, offering traditionally styled and beautifully presented interiors, three double bedrooms plus a superb self contained one bedroom annexe, all set within an established south facing garden plot with private off road parking. Being offered with the benefit of no upward chain, this handsome period home showcases beautifully retained and reinstated features, having been remodelled to an exceptional standard in recent years to include bespoke joinery, a remodelled layout and refitted kitchens to both the main house and annexe. A magnificent open plan kitchen with living and dining rooms is complemented by two separate reception rooms and a functional boot room/utility and refitted cloakroom.

Three generous double rooms are serviced by a four piece family bathroom, with pleasant views towards the nearby canal appreciated from rear facing windows. Set to the rear of the property, 'The Barn' is a self contained property comprising dining kitchen, shower room and a first floor bedroom with living area, being an ideal home office suite, annexe or Air BnB style rental. There is parking for around three vehicles to the side of the property, and generous south facing gardens extend to the rear providing plenty of scope to landscape as desired.

The popular Staffordshire village of Alrewas is set within a picturesque Conservation area between the River Trent and the Trent & Mersey canal. This thriving community is

home to a superb range of everyday amenities which can be reached within a short walk of the property, including a popular Butchers', traditional pubs, a Co-op, a doctors surgery, pharmacy and Dental Practice, and the gardens lead directly onto Canal towpath where many rural walks can be enjoyed.

The property lies within a highly regarded school catchment area including All Saints Primary in the village which feeds into John Taylor High in Barton under Needwood. Alrewas is well placed for access to the A38, A50 and M6, rail stations at Burton on Trent and Lichfield provide regular rail links to Birmingham, Derby and London and the International airports of Birmingham and East Midlands are both within an easy drive.

- Double Fronted Victorian Residence
- 'The Barn' One Bedroom Annexe/Air BnB
- Offered with No Upward Chain
- Private Parking & Gardens
- Beautifully Presented & Thoughtfully Remodelled Interiors
- Magnificent Open Plan Kitchen with Living & Dining Rooms
- Two Further Reception Rooms
- Utility/Boot Room & Refitted Cloakroom
- Three Spacious Double Bedrooms
- Modern Family Bathroom
- Private Driveway
- Generous Courtyard & Gardens
- Mains Gas Central Heating
- Desirable Canalside Setting in Sought After Village
- 'Outstanding' School Catchment



### Reception Hall

A quarry tiled path leads to the front door, opening into this traditionally elegant hallway. Stairs rise to the first floor accommodation, doors open into the reception rooms and kitchen and Amtico parquet flooring extends into the **Kitchen, Boot Room and Cloakroom**

### Sitting Room 4.1 x 3.58m (approx. 13'5 x 11'9)

A beautifully presented reception room having an array of bespoke joinery, panelling and storage, housing a recessed TV area above the period fireplace. A bay window with window seat below faces the front

### Playroom 4.22 x 3.54m (approx. 13'10 x 11'7)

An ideal snug or playroom, having a bay window to the front and a feature fireplace

### Open Plan Dining & Living Kitchen 9.11 x 5.54, 2.5m (approx. 29'10 x 18'2, 8'1)

Oak double doors from the hallway lead through to this thoughtfully remodelled open plan space which extends to the rear of the property, having hardwood double doors opening out to the rear garden and part-vaulted ceilings with skylights. The kitchen comprises a quality range of full height and base units with a contrasting oak island unit, with marble finish quartz work surfaces above. There are spaces for a range cooker and American fridge freezer, with integral appliances including a dishwasher and wine fridge, and the units house quality interiors including a double width pantry, refuse drawers and pull out shelving. A window faces the side, and both the kitchen and the **Dining Area** having hardwood windows facing the rear aspect. An opening from the dining space leads through to the:

### Family Room 3.67 x 3.6m (approx. 12'0 x 11'9) – max,

A versatile reception room also having Amtico flooring and being an ideal snug or home office space

### Boot Room/Utility 3.8 x 1.68m (approx. 12'5 x 5'6)

A practical space having access directly onto the driveway. A range of bespoke cupboards and storage house cloakroom hanging space plus a utility cupboard with spaces for a washing machine and tumble dryer

### Cloakroom

Fitted with wash basin set to vanity unit and WC, with Amtico flooring and traditional wall panelling





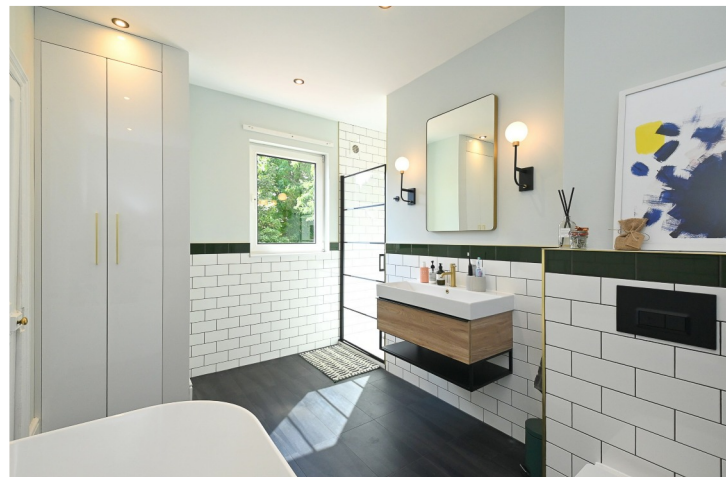
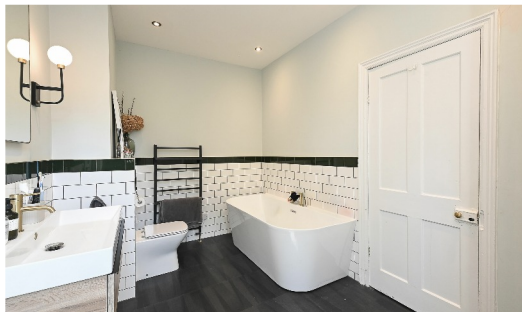
Stairs rise to the first floor **Part Galleried Landing**, where dual aspect windows face the front and rear. Access via drop down ladder rises to the loft space, which offers excellent potential for conversion, permission for which has previously been approved. There is a study area to one end of the spacious landing, and character panelled doors open into:

**Master Bedroom** 4.28 x 3.66m (approx. 14'1 x 12'0)  
A spacious double room having dual aspect windows, a period fireplace and an opening to a **Walk in Wardrobe**

**Bedroom Two** 4.27 x 3.6m (approx. 14'0 x 11'10)  
Another double room having a sash window to the front

**Bedroom Three** 3.6 x 3.57m (approx. 11'10 x 11'9)  
A third spacious bedroom, having a sash window to the rear

**Family Bathroom** 3.61 x 2.05m (approx. 11'10 x 6'9)  
A modern four piece suite comprises wash basin set to vanity unit, WC, double ended bathtub and separate shower, with tiled flooring, half tiled walls, a heated towel rail and a window to the rear with a pleasant view toward the nearby canal. Double doors open to a cupboard housing the wall mounted boiler

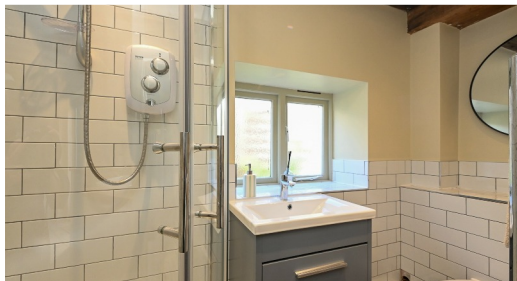


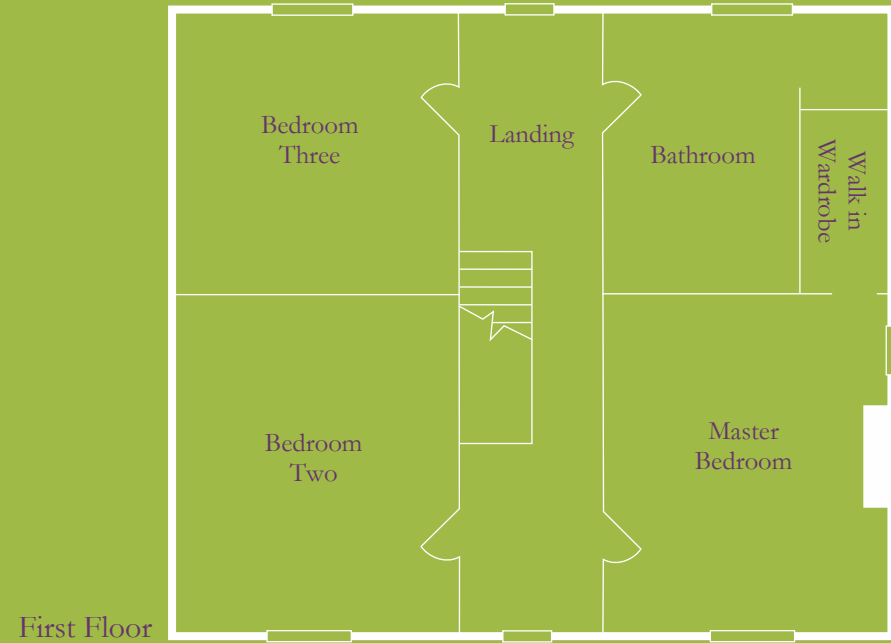
'The Barn' is a superb self contained property providing an ideal home office space, Air BnB style rental or self contained accommodation for a dependent relative. Having an independent entrance from the rear courtyard, there is a useful exterior garden store and a glazed door opens into the **Entrance Hall** where stairs rise to the first floor and a doorway leads into:

**Dining Kitchen** 4.12 x 2.63m (approx. 13'6 x 8'8)  
Refitted wall and base units with solid oak worktops over house an inset ceramic sink and an integrated oven with electric hob over, and there is space for a fridge freezer to one side. A window faces the rear and double doors open out to a paved terrace to the rear of the barn, and there is a fitted seating area to the other end of the kitchen. A door opens into:

**Shower Room**  
Comprising a modern suite having a wash basin set to vanity unit, WC and shower, with tiled walls, tiled flooring, a heated tower rail and a window to the side

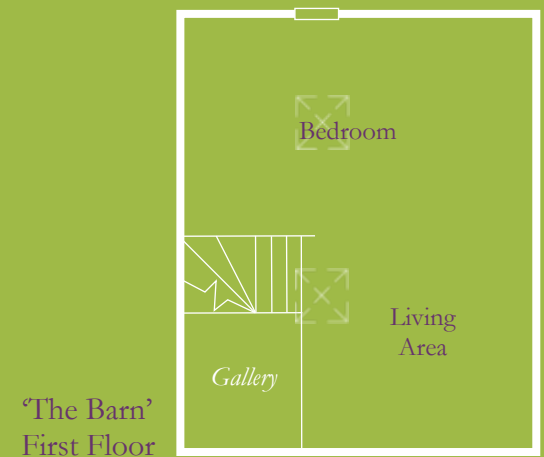
Stairs rise to the first floor accommodation, which offers a **Living Area** and **Spacious Double Bedroom** 5.6 x 4.47m (approx. 18'4 x 14'8). With impressive vaulted ceilings and skylights, this open plan space features a wealth of exposed beams and a window to the rear aspect enjoying pleasant garden views





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

'The Barn'  
Ground Floor





### Outside

The property resides in a delightfully peaceful setting, having convenient access to an excellent array of amenities and to the nearby Trent & Mersey canal. There is parking for around three vehicles to a private driveway to the side of the property where a door opens into the **Boot Room/Utility**, and a pretty gardens and a quarry tiled pathway to the front lead to the Reception Hall. a picket fence and gate open to the rear aspect

### South Facing Gardens

Extending to a superb size, the rear garden is laid to mature lawns bordered with mature foliage and trees, being safely enclosed with fencing and character walls to all sides. To the top of the garden there is a vegetable plot with raised beds and a greenhouse which is included in the sale, and a paved terrace to one side of the lawn provides a pleasant seating area. Paved courtyards to both the Barn and the main house provide further seating areas, and there is exterior power, lighting and a water point to the rear of the property.



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