



Connells

Furlong Lane
Alrewas Burton-On-Trent



Property Description

A Semi-detached family home situated in the very popular Village of Alrewas, conveniently close to local schools and amenities.

The property offers three generous double bedrooms set over two floors, a spacious lounge to the fore and a large breakfast kitchen to the rear overlooking the garden ideal for a young family or professional couple just starting out.

Outside, there is a private enclosed rear garden with a useful brick build store. The property is being offered with vacant possession, making it an excellent opportunity for first time buyers, downsizers or investors.

Alrewas is a highly sought after Staffordshire Village offering a blend of rural charm and modern convenience. Renowned for its picturesque riverside setting, the village provides excellent local amenities, well regarded schools and superb transport links.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Lounge

16' 5" x 9' (5.00m x 2.74m)

Breakfast Kitchen

16' 5" x 11' 2" (5.00m x 3.40m)

First Floor Landing

Bedroom Two

11' 5" x 9' 9" (3.48m x 2.97m)

Bedroom Three

9' 9" x 8' 11" (2.97m x 2.72m)

Family Bathroom

Second Floor

Master Bedroom

16' 2" x 10' 9" (4.93m x 3.28m)

Rear Garden

Location

Alrewas is a large village in Staffordshire, situated between the cities of Lichfield and Burton upon Trent. It lies on the banks of the River Trent and is known for its attractive rural setting, historic character, and strong community atmosphere.

Some highlights of the village include:

* Home to the nationally significant National Memorial Arboretum, a 150-acre site featuring memorials, gardens, and woodland dedicated to remembrance.

* Excellent access to major road networks, including the A38, A50, and M6 Toll, making it popular with commuters.

* A range of local amenities including shops, pubs, cafés, a doctor's surgery, and a primary school.

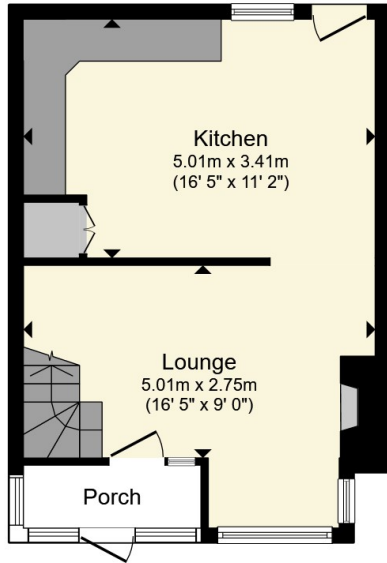
* Surrounded by attractive Staffordshire countryside with numerous walking, cycling, and riverside routes.

* A thriving village community with regular events, clubs, and activities throughout the year.

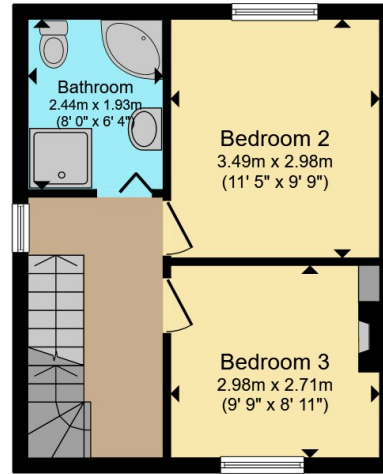




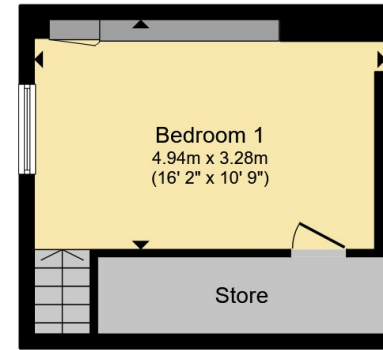




Ground Floor



First Floor



Second Floor

Total floor area 87.1 m² (937 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



To view this property please contact Connells on

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11-13 Bore Street
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EPC Rating: Awaiting
 Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LFD312237



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.

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