

Mill End Lane

Alrewas, Burton-on-Trent, DE13 7BX

John 
German





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Offers over £760,000

A five-bedroom executive detached family home nestled within the ever-desirable village of Alrewas.



This impressive five-bedroom executive style detached family home offers just under 2,500 square feet of generous accommodation over two floors. Superbly positioned in the heart of the ever-desirable village of Alrewas and forming part of an exclusive collection of properties tucked away in a discreet, private setting and approached via a private driveway just off Mill End Lane.

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.

A gated driveway provides off-road parking and gives access into the double garage with two up and over doors. To the rear of the home is a wrap around garden laid mainly to lawn, with a variety of plants, trees, shrubs and a patio seating area.

The ground floor accommodation boasts three reception rooms comprising of a spacious living room, useful study, and a formal dining room. In addition, there is a breakfast kitchen with an additional dining room, entrance hallway, utility and guest cloakroom. The first floor gallery landing provides access to five well-proportioned and spacious bedrooms. Bedrooms one and two both have en-suite shower rooms. The family bathroom services the remaining three bedrooms.

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 & double garage

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 G

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/13052026

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.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

231.7 m²

2496 ft²

Reduced headroom

4.5 m²

48 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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