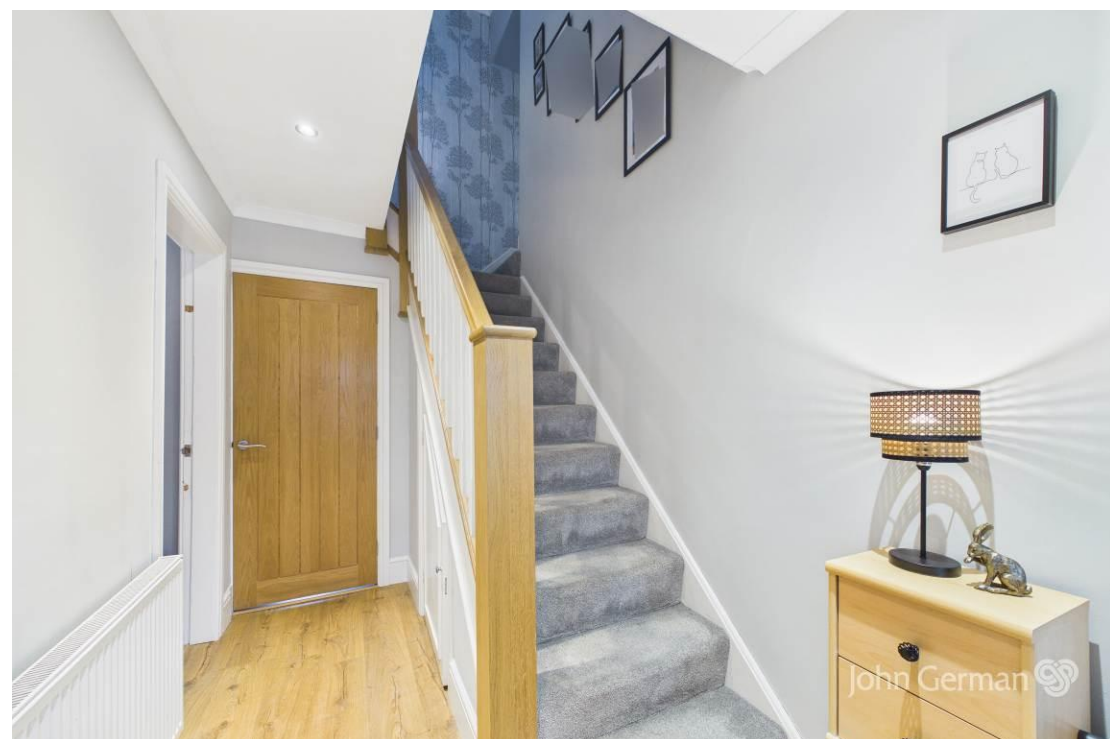


Micklehome Drive

Alrewas, Burton-on-Trent, DE13 7AU

John
German





Micklehome Drive

Alrewas, Burton-on-Trent, DE13 7AU

£410,000

An impeccably presented and extended four bedroom semi detached that provides beautiful accommodation having the benefit of a lovely landscaped rear garden situated in this sought-after village.



John German

Accommodation - An enclosed entrance porch opens to a reception hall that has stairs rising to the first floor landing with a useful under stairs storage area. The superb dining kitchen has an excellent range of gloss units with stainless steel accessories complemented by contrasting wood effect work surfaces incorporating a one and a half bowl sink and drainer. An island incorporates further cupboards and a dining bar. There is under counter and plinth lighting and integrated appliances comprise hob with glass splash plate and extractor above, oven, microwave, fridge/freezer and dishwasher. There is also a very useful under stairs cupboard, feature covering to one wall and a vertical designer radiator.

The delightful, well proportioned lounge is dual aspect including a front facing bow window along with feature wall covering to one wall.

On the first floor there are four bedrooms, the principal bedroom has its own en suite comprising a shower with both conventional and waterfall heads, wash basin with integrated cupboard beneath, WC, chrome radiator and contrasting wall and floor tiling.

The three further bedrooms share the stunning, contemporary style bathroom having a white suite comprising spa bath, wash basin with integrated drawers beneath, WC, a separate shower with conventional and waterfall heads plus shelving. There is exquisite floor and wall tiling and a chrome vertical radiator.

Outside - The property stands back from the road beyond an ornamental stone terrace adjacent to a double width block paved drive which gives access to the garage having the benefit of space and provision for domestic appliances.

To the rear is a superb sun terrace beyond which lies a lawned garden, ornamental chipped area and established borders.

The property is situated in Alrewas, one of the most sought after villages in this area of Staffordshire. It has a superb range of amenities including a popular butchers, Co-Op, country pubs, coffee shop, doctors, All Saints Primary school, pharmacy and dentist together plus beautiful canalside walks. The property falls within the catchment area for the highly regarded John Taylor High School in the nearby village of Barton under Needwood, rated 'outstanding' in its latest Ofsted report. For commuters nearby road links include the A38, A50 and M6, and railway stations at Burton on Trent and Lichfield which has two railway stations - the City station with links to Birmingham stopping at other suburban hols and Trent Valley station that has an intercity line including direct access to London Euston.

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. The land registry document refers to covenants, a copy of which is available upon request.

Property construction: Traditional **Parking:** Drive and garage

Water supply: Mains **Sewerage:** Mains

Electricity supply: Mains

Heating: Mains gas

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

Broadband type: Standard & Superfast available

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

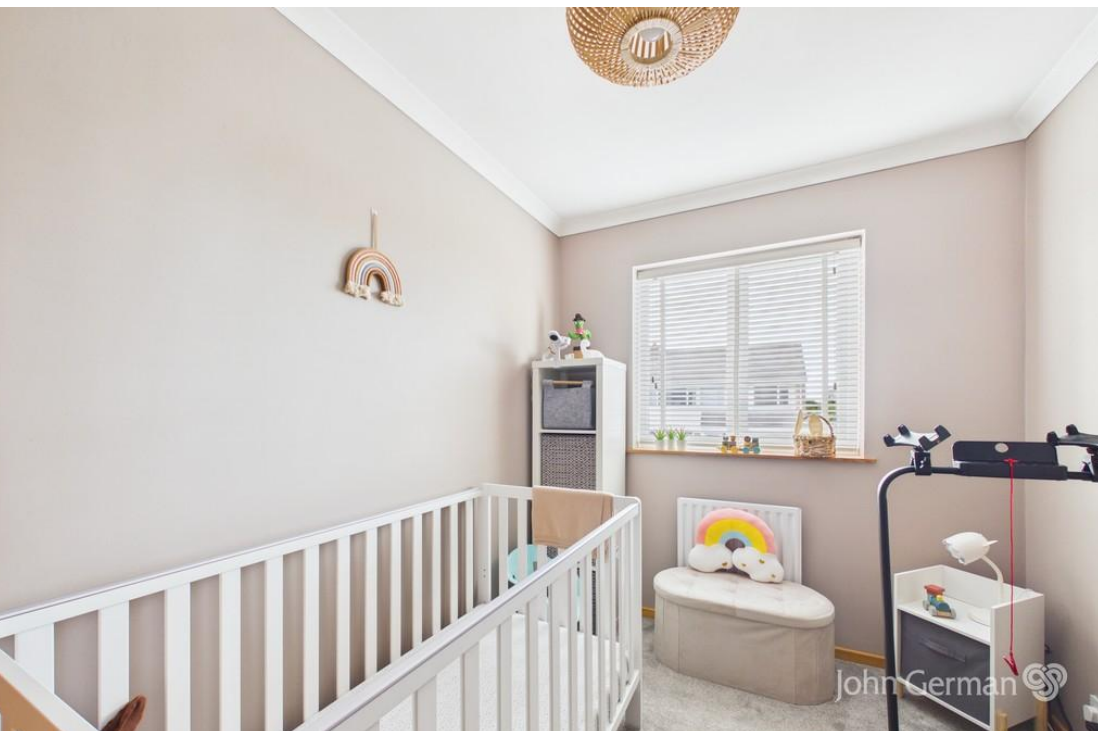
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

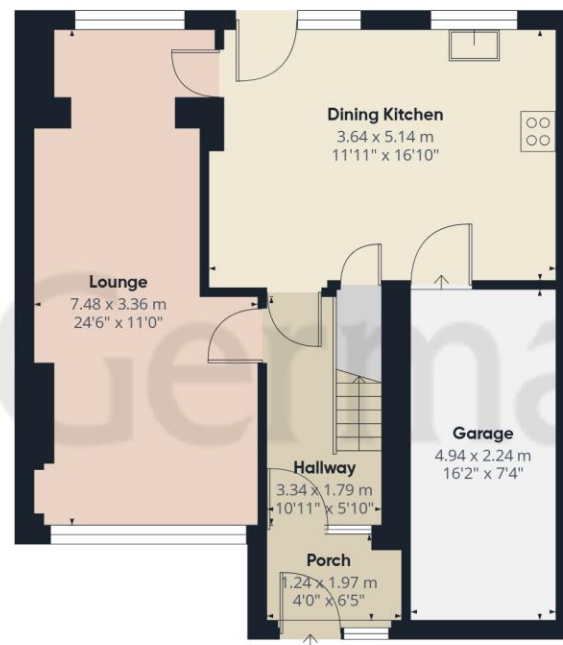
Local Authority/Tax Band: Lichfield District Council / Tax Band C

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

Our Ref: JGA/21052026





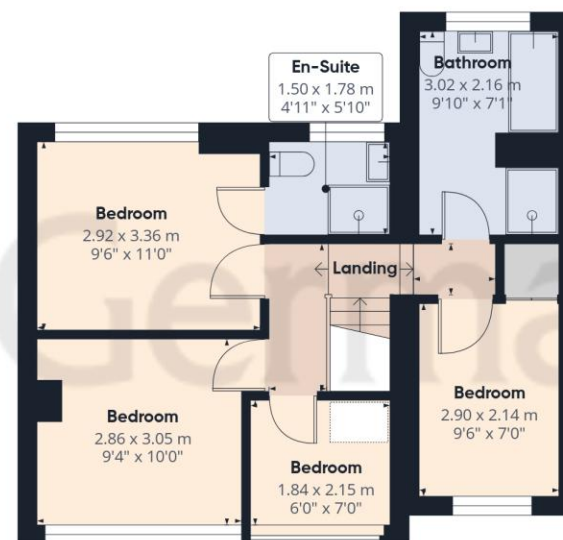


Ground Floor

Approximate total area⁽¹⁾

102.9 m²

1108 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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 AMLID 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.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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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