



28 Park Road, Alrewas  
DE13 7AG

Downes & Daughters  
ESTATE AGENCY



## 28 Park Road, Alrewas DE13 7AG £340,000

An enchanting Grade III listed character filled cottage, dating back to the early 19th Century, with some later alterations and additions, occupying a wonderfully central position within the enormously desirable and picturesque village of Alrewas. With the rare benefit of private driveway parking this charming home is offered for sale with no onward chain and the internal accommodation could now also benefit from some attention to bring the living spaces up to date and possibly reconfigure the layout to cater to the needs of modern day living. Extending to 1,100 square feet the accommodation currently comprises: Entrance hallway, L-shaped living room with dining and study areas, kitchen, conservatory, utility, cloakroom and a bedroom which could also be used as a second sitting room. The first floor boasts an attractive landing space, which is currently used as a study, a bedroom and bathroom. Externally the property benefits from a manicured front garden, gated private driveway and a pleasant and wonderfully private lawned rear garden with patio seating and a side storage area.

Viewing is essential to appreciate the inherent historic charm of this building and its future potential.

NB. Please note some local authorities maintain a Local List of buildings that are of heritage importance to their area but are not on the national statutory list. These are sometimes referred to as "Grade 3" in an informal sense, but they are not officially listed buildings and do not have the same legal protection as a statutory Grade I, II\*, or II listing.

### GROUND FLOOR

Entrance Hallway Looking Up To Gallery Landing With Understairs Storage Cupboard • Sitting Room / Ground Floor Bedroom With Wash Basin & Fitted Wardrobes • L-Shaped Living & Dining Room With 'Stove' Style Log Burner & Bread Oven To Side • Study Area • Kitchen • Conservatory • Utility Room • WC

### FIRST FLOOR

Spacious Gallery Landing With Study Area • Family Bathroom • Eaves Storage Space • Bedroom With Eaves Storage

### OUTSIDE

Private Driveway Parking • Manicured Landscaped Front Garden • Gated Side Storage Area • Lawned Rear Garden With Hedged and Fenced Boundary • Patio Seating Area

### FURTHER INFORMATION

Freehold (TBC By Solicitor) • Energy Rating D • Council Tax Band C • All Mains Services • Upvc Double Glazing • No Onward Chain • Grade III Listed & Conservation Area









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Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Not available
Minimum	Not available
Energy Efficiency Rating	
Current	59
Minimum	73
England & Wales 2020/21/EC	
Very energy efficient - higher running costs	(1-20)
A	(1-20)
B	(21-30)
C	(31-40)
D	(41-50)
E	(51-60)
F	(61-70)
G	(71-80)
Very energy inefficient - lower running costs	(81-90)
Current	59
Minimum	73



Not All Agents Are Equal...