



13 Post Office Road,
Alrewas DE13 7BS

Downes & Daughters
ESTATE AGENCY

13 Post Office Road, Alrewas DE13 7BS Offers over £500,000

An enchanting Grade II listed timber framed thatched cottage, dating back to the 17th Century, with some later alterations and additions, occupying a wonderfully central plot of 0.22 of an acre, in a dominate position on the highly regarded, Post Office Road. Having been fully 're thatched' approx 3 years ago, with impossibly attractive 'eyebrow dormers', 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. Offered for sale with no onward chain and surrounded by ample gardens this charming home offers family accommodation over two floors. The first floor is accessed via two separate staircases and offers four bedrooms, a bathroom and WC whilst the ground floor boasts a spacious living room, dining/family room, kitchen with large walk in pantry, ground floor bathroom, rear hallway and utility room. Externally the property sits centrally within the 0.22 acre plot, boasting an extensive private driveway, integral single garage and lawned rear garden. This property is within the John Taylor high school catchment area. Viewing is essential to appreciate the inherent historic charm of this building and its future potential.

GROUND FLOOR

Hallway Storage Area Opening In To... • Living Room With Staircase Rising To First Floor • Formal Dining Room • Ground Floor Bathroom • Kitchen Diner • Large Pantry • Rear Hallway • Utility With Shower & Second Staircase To First Floor

FIRST FLOOR

First Landing • Bedroom Two • Family Bathroom Leading To... • Principal Bedroom With Fitted Wardrobes • Second Landing • Bedroom Three • Bedroom Four • WC

OUTSIDE

Extensive Private Driveway Providing Parking For Many Vehicles • Established Front Garden • Single Integral Garage • Gated Side Access • Impressive Lawned Rear Garden • Patio Seating Areas • Mature Borders • Timber Storage Shed • Six Greenhouses

FURTHER INFORMATION

John Taylor catchment area





5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099
www.downesanddaughters.co.uk



Approximate total area
1707 ft²
158.5 m²
Reduced headroom
52 ft²
4.9 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Environmental Impact (CO ₂) Rating	
Current	Minimum
Very environmentally friendly - lower CO ₂ emissions	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
Current	
69	
57	
EU Directive 2002/91/EC	
England & Wales	



Not All Agents Are Equal...