

Mellor Drive

Alrewas, Burton-on-Trent, DE13 7FF

John
German





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Offers Over £350,000

An attractive three storey, four-bedroom townhouse located in the sought-after village of Alrewas and is being offered to the market with no onward chain.



Offered to the market with no onward chain is this attractive three storey, four-bedroom end-town house ideally positioned in the heart of the sought after village of Alrewas. This spacious home offers over 1,000 square feet of generous family accommodation forming part of a small collection of homes within the cul-de-sac position of Mellor Drive. The village of Alrewas 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.

Internally the home comprises of front entrance door leading into the hallway having laminate floor, carpeted stairs to the first floor and doors off to the guest WC, lounge/diner and the breakfast kitchen. The guest cloakroom comprises of an obscured UPVC double glazed window to the front aspect, laminate flooring, wash hand basin, low level WC, and a ceiling light point. The spacious lounge/diner has laminate flooring, having a UPVC double glazed window and French doors to rear garden, and two ceiling light points. The breakfast kitchen is fitted with a range of matching wall and base units with round edge work tops over, tiled splashback surround, inset stainless steel one and a half bowl sink, inset stainless Neff oven with four ring gas hob and extractor fan above and spaces ideal for washing machine, dishwasher and fridge/freezer, there is a UPVC double glazed bay window to the front aspect and a tiled flooring. Upstairs there are stairs rising to the second floor accommodation, airing cupboard housing the hot water cylinder, a further useful store cupboard and doors off to the two spacious double bedrooms both of which benefit from fitted wardrobes, bedroom four which is a generous single bedroom ideal as a single room or study and the family bathroom having an obscured UPVC double glazed window to the front aspect, a modern white suite comprising of a wash hand basin with tiled surround, low flush W.C. and bath with shower appliance over, shower screen and tiled surround. Stairs rise from the first floor landing to the second floor where you are greeted by the impressive master suite with carpeted flooring, UPVC double glazed window to the front, velux skylight window to rear with blind, loft access, built-in double wardrobe and a door into the en-suite comprising of a modern white suite comprising of a wash hand basin with tiled surround, low flush W.C. and shower cubicle with shower appliance over.

The property is superbly positioned towards the end of this desirable development within the cul-de-sac of Mellor Drive. There is a block paved frontage providing parking for one car, and a shared approach leads to the rear with access gate to garden, further parking space and access to the garage. To the rear of the property are two paved patio spaces, lawned garden and fenced surround.

Some images within this brochure have been digitally enhanced or generated using AI technology to help illustrate the property with furniture. While every effort has been made to ensure accuracy, these images may not represent the exact appearance of the property and should be used for illustrative purposes only.

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:** Off road **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

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 D

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

Our Ref: JGA07092026

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.

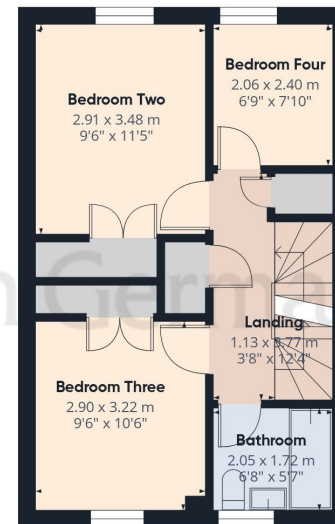
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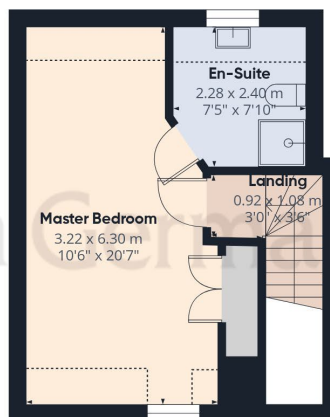




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

101.2 m²
1091 ft²

Reduced headroom

4.7 m²
50 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.

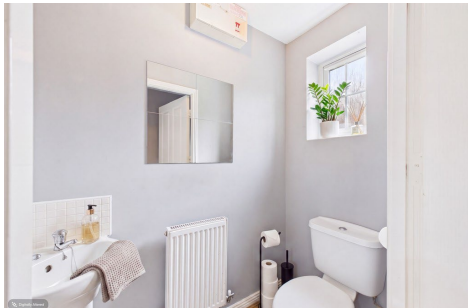
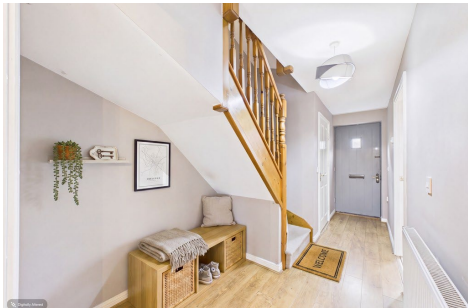
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Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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