30 Dark Lane, Alrewas, DE13 7AP

PH RESIDENTIAL

Offered with the benefit of no upward chain is this well presented detached bungalow, residing within a secluded private setting close to the heart of this desirable village. Enjoying a peaceful setting and an established garden plot, this village home lies within a few minutes walk of an array of excellent amenities, making this single story an ideal downsize in this sought after location. The recently re laid tarmac driveway leads to the rear of the property where there is a single garage, with established gardens extending to both the front and rear aspects. An L shaped hall opens into a spacious lounge and dining kitchen, with a conservatory enjoying views over the secluded gardens. There is also a utility off the conservatory, and three good sized bedrooms are serviced by a family shower room. The bungalow has been well maintained throughout and is serviced by mains gas central heating, double glazed windows and mains drainage.

The popular rural village of Alrewas is set within a picturesque Staffordshire Conservation area, bordered by the Trent & Mersey Canal, rolling countryside and the River Trent. this thriving community is home to a superb range of everyday amenities including a popular Butchers', traditional pubs, a Co-op, a doctors surgery, pharmacy and dentists, and rural pursuits can be enjoyed across public footpaths, cycling routes and canal side walks accessible from the edge of the village. The property lies within an Ofsted 'Outstanding' school catchment area including the All Saints primary school in the village which feeds into John Taylor High in Barton under Needwood. Alrewas is well placed for access to the commuter routes A38, A50 and M6, rail stations at Burton on Trent and Lichfield provide regular rail links to Birmingham and London and the International Airports of Birmingham and East Midlands are within an easy drive.

- **Detached Bungalow on Private Lane**
- **Offered with No Upward Chain**
- **Secluded Garden Plot & Peaceful Setting**
- **Ideal Downsize in Popular Village**
- **Spacious Lounge & Conservatory**
- **Dining Kitchen & Separate Utility**
- **Three Bedrooms (Two Doubles)**
- **Modern Shower Room**
- **Detached Garage & Ample Parking**
- **Generous Gardens to Front & Rear**
- **Walking Distance to Village Amenities**
- **'Outstanding' School Catchment**

Reception Hall
A covered porch leads to the front door, opening in turn to the L-shaped entrance hall. A full height window to one side provides plenty of natural light, there is access to the loft and doors open into the bedrooms, bathroom and:

Lounge 5.72 x 3.65m (approx. 18'9 x 12'0)
A spacious reception room having a gas living flame fire set to stone surround, a bow window to the front and double doors opening into:

Dining Kitchen 5.85 x 3.95m (approx. 19'2 x 12'11)
The kitchen comprises a range of oak wall and base units housing and inset one and a half sink with side drainer, integrated double oven and integrated gas hob. There are spaces for a fridge freezer and a dishwasher, and the kitchen has tiled flooring and a window to the rear overlooking the conservatory and garden beyond. The dining room has a window to the side also

Conservatory 3.64 x 2.75m (approx. 11'11 x 9'0)
With tiled flooring, windows overlooking the gardens and French doors opening out to the rear

Utility 2.73 x 2.04m (approx. 8'11 x 6'8)
Having tiled flooring, tiled walls, a fitted Belfast sink and base unit units. A window faces the rear there are provisions for a washing machine, tumble dryer and further below counter appliance. The Worcester wall mounted boiler is also housed in here

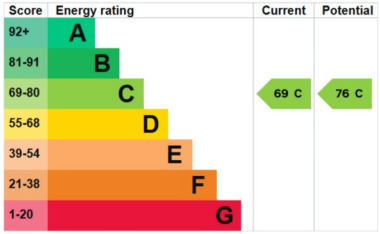
Doors open from the **Hallway** into:

Master Bedroom 3.6 x 3.5m (approx. 11'9 x 11'6)
A spacious double room having a window to the front and a range of fitted bedroom furniture, including wardrobes, drawers and overhead storage

Bedroom Two 3.2 x 3.91m (approx. 12'10 x 10'5)
Another double room having a window to the rear overlooking the gardens,fitted overhead storage, a dressing table and a double fitted wardrobe

Bedroom Three 3.5 x 2.1m (approx. 11'6 x 6'10)
Having fitted wardrobes, a dressing table and drawers and a window to the front

Shower Room 3.88 x 1.75m (approx. 12'8 x 5'9)
Comprising a white suite having wash basin set to vanity unit, WC an large walk-in shower, with tiled flooring, heater towel rail, aqua boarding to the walls and an obscured window to the rear. Doors open to a shelved laundry cupboard



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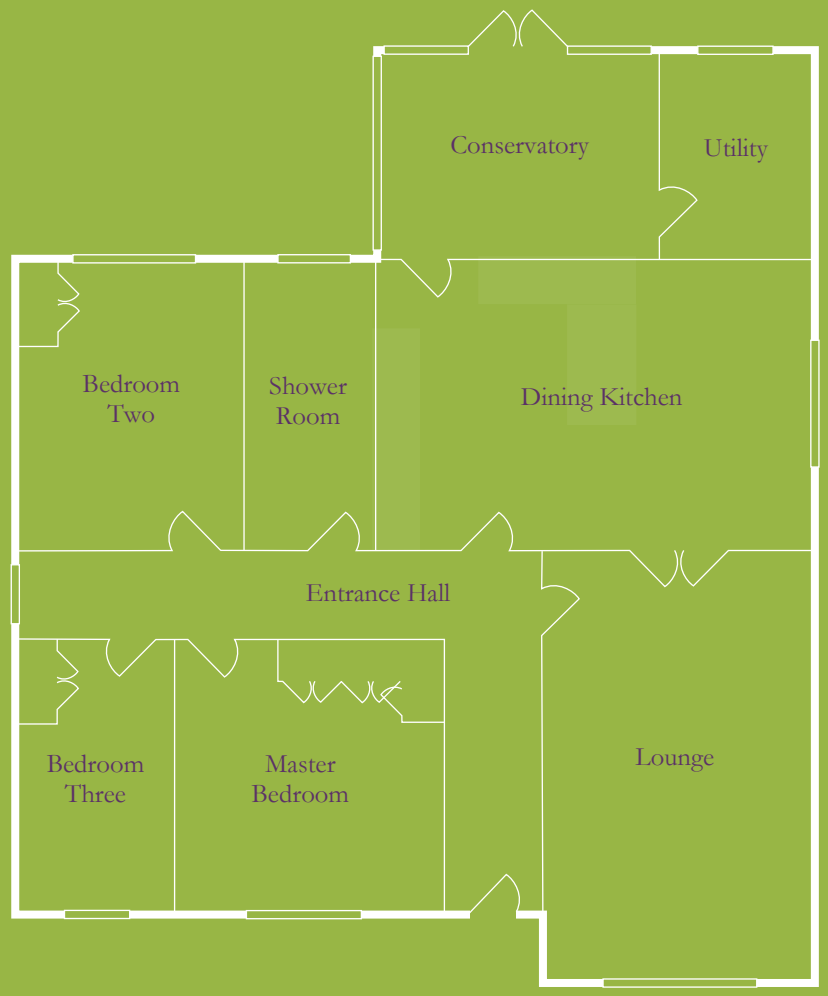
Property For Sale:

Floor Area: 1,097 ft²



Outside
Accessed from Park Road, this part of Dark Lane is private cul de sac connected through to the main road by a footpath. The property is positioned at the end of the cul de sac, with a sweeping recently laid tarmac driveway to the side leading to additional parking to the rear. There are well tended lawned gardens to the front, presenting potential to extend the driveway further if required

Detached Garage 5.45 x 3.0m (approx. 17'10 x 9'10)
With manual entrance doors to the front and a useful **Garden Store** 2.98 x 1.3m (approx. 9'9 x 4'3)

The **Rear Garden** is beautifully maintained and enjoys plenty of privacy, having shaped lawns edged with neatly stocked flower beds

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Ph SW 23.07.2026