

# Trent Avenue

Alrewas, Burton-on-Trent, DE13 7BN

John German



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Sales & Lettings



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£725,000

An executive detached family home boasting five bedrooms, modern open plan kitchen/dining/living area, far reaching countryside views to the front aspect and located within the highly sought after village of Alrewas.



This superbly presented modern detached family home is located on Trent Avenue, forming part of a popular development of homes built by Crest Nicholson, situated within the ever popular village of Alrewas. The village 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, rated 'Outstanding' in its latest Ofsted report.

The Tindall is an executive detached family home built by well-regarded builders Crest Nicholson, an impressive five bedroom detached property offering just over 2,000 square feet of generous accommodation over two floors and features an impressive open plan kitchen/dining/living area with two sets of French doors opening to the rear garden, separate utility room and guest cloakroom, cosy living room with media wall and feature fireplace, along with a separate study/home office. Upstairs there are five double bedrooms, with the master bedroom having its own dressing room and luxury en-suite, there are four additional double bedrooms with the second bedroom also having its own en-suite shower room and the remaining three bedrooms being serviced the modern family bathroom.

Outside to the front of the property are far reaching countryside views, along with a children's playground, there is a large block-paved driveway providing off-road parking for four vehicles and access into the detached double garage with up and over doors. To the rear of the property is the spacious fully enclosed rear garden with a large patio seating area and lawned garden perfect for summer entertaining with family and friends.

Agents notes: There is a green space charge of currently £350 per annum  
The property was built in 2023 with a 10 year NHBC Warranty.

**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:** Driveway and garage

**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 G

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA27042026

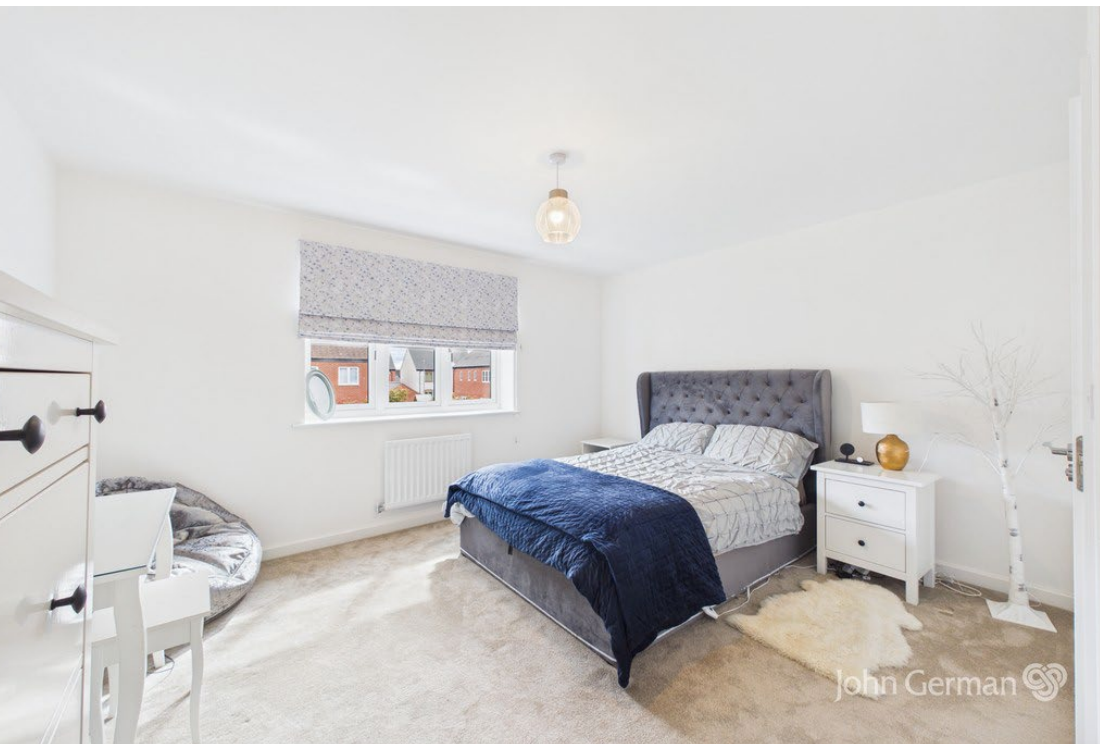
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One for  
the road





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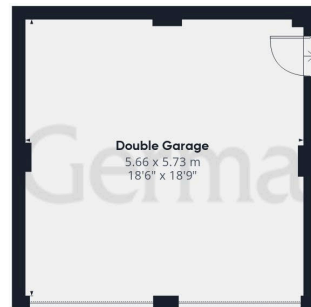




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

219,1 m<sup>2</sup>

2357 ft<sup>2</sup>

(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



### Agents' Notes

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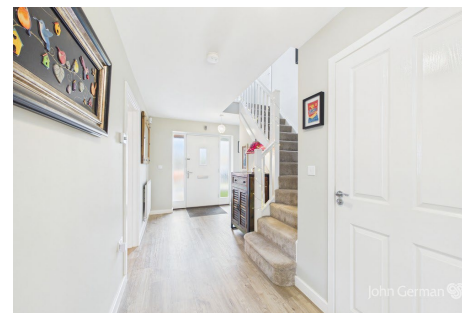
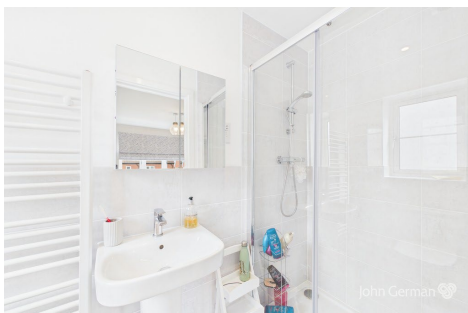
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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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