



Croxall Road, Alrewas, Burton-on-Trent



3



1



2

£260,000



## Key Features

- An Exceptionally Well Presented Cottage
- Semi Rural Location On The Outskirts of the Village
- Comprehensively Refurbished & Modernised
- Three Bedrooms
- Large Rear Garden
- Off Road Parking
- EPC rating C
- Freehold







An impressive cottage property situated on the outskirts of Alrewas and on the doorstep of the National Memorial Arboretum. Whilst the village offers a comprehensive range of amenities and facilities the Arboretum offers an idyllic place to relax and walk. The property itself has been refurbished and offers excellent living accommodation appointed to a very good standard. In brief the home comprises: - entrance porch, lounge, breakfast room/dining room, cloak room, fitted kitchen and on the first floor a landing leads to three bedrooms and a well appointed bathroom. Outside there is off road parking to the front and a very good sized enclosed garden to the rear. It should be noted that the property lies to the west side of the A38 just outside the village.

#### Accommodation in Detail

Entrance door leading to:

#### Reception Porch

having window to side elevation, tiled floor and low level storage cupboard.

#### Lounge 3.14m x 4m (10'4" x 13'1")

having wood effect flooring, feature fireplace housing a solid fuel burning stove set on a stone hearth with beamed lintel over, recessed alcoves, window to front elevation, one central heating radiator, recessed ceiling lights and further recess under the stairs.

#### Inner Hallway

having wood effect laminate flooring.

#### Breakfast/Dining Room 3.09m x 2.27m (10'1" x 7'5")

having wood effect laminate flooring and panelling feature to one wall.

#### Inner Hallway

having wood effect laminate flooring and one central heating radiator.



#### Guest Cloak Room

having wc and wash basin.

#### Kitchen 3.03m x 4.45m (9'11" x 14'7")

having an acrylic sink with mixer tap set into natural wood worktop, base cupboards with drawers, matching wall mounted units, housing for range style cooker with extractor canopy over, recessed ceiling lights, wood effect laminate flooring, ample appliance space, part glazed door to rear elevation and window to rear.

#### On The First Floor

#### Landing

leading to:

#### Bedroom One 3.18m x 3.04m (10'5" x 10'0")

having impressive beamed feature to ceiling, eye level storage area, window to front, recessed ceiling lights and one central heating radiator.

#### Bdroom Two 3.12m x 2.43m (10'2" x 8'0")

having one central heating radiator and window to rear elevation.

#### Bedroom Three 2.11m x 4.07m (6'11" x 13'5")

having one central heating radiator and window to rear elevation.

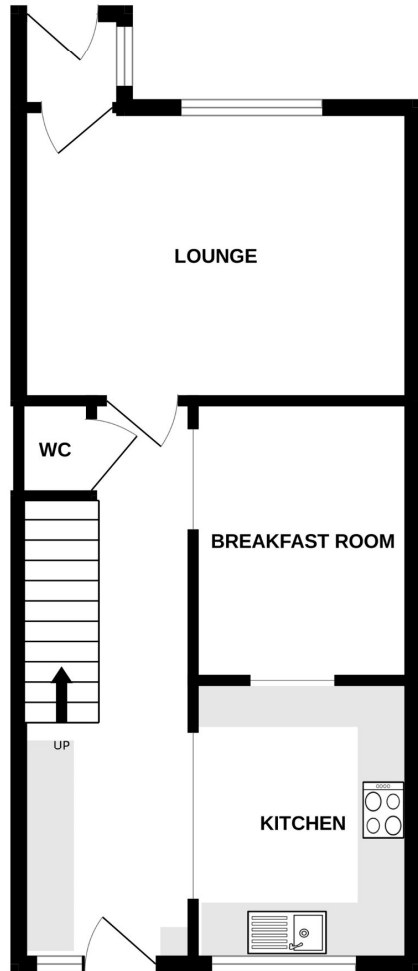
#### Bathroom

having bath, wc, wash basin set onto a vanity unit, corner shower cubicle, two ladder style radiators and window to front elevation.

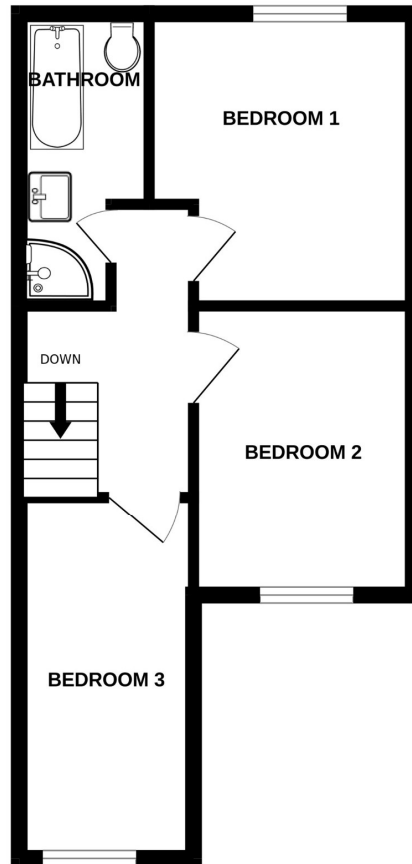
#### Outside

To the front of the property is a gravelled hard standing area for 1/2 vehicles. To the rear there is a very generous enclosed garden laid predominantly to lawn with established plants and shrubs.

GROUND FLOOR  
447 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Services

All mains services are believed to be connected to the property.

### Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

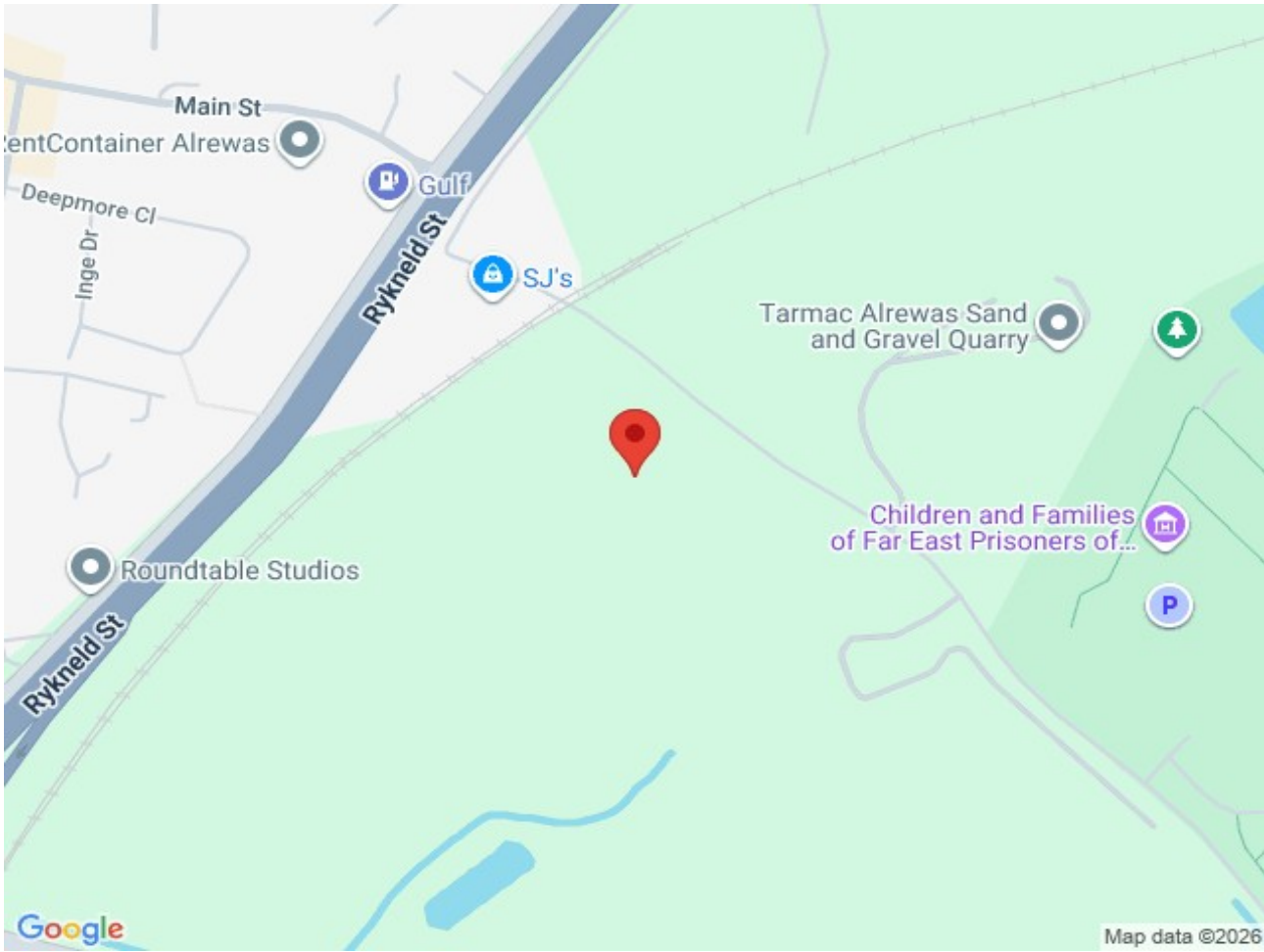
### Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

### Note

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Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		107
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

