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Trent Avenue, Alrewas, Burton-On-Trent, DE13 7BN - Beautifully Presented Throughout

Offers Over £250,000

 2  1  1



**NO UPWARD CHAIN-** Trent Avenue offers a delightful two-bedroom semi-detached home, perfectly positioned in the sought-after village of Alrewas, providing a blend of comfort, style, and convenience.

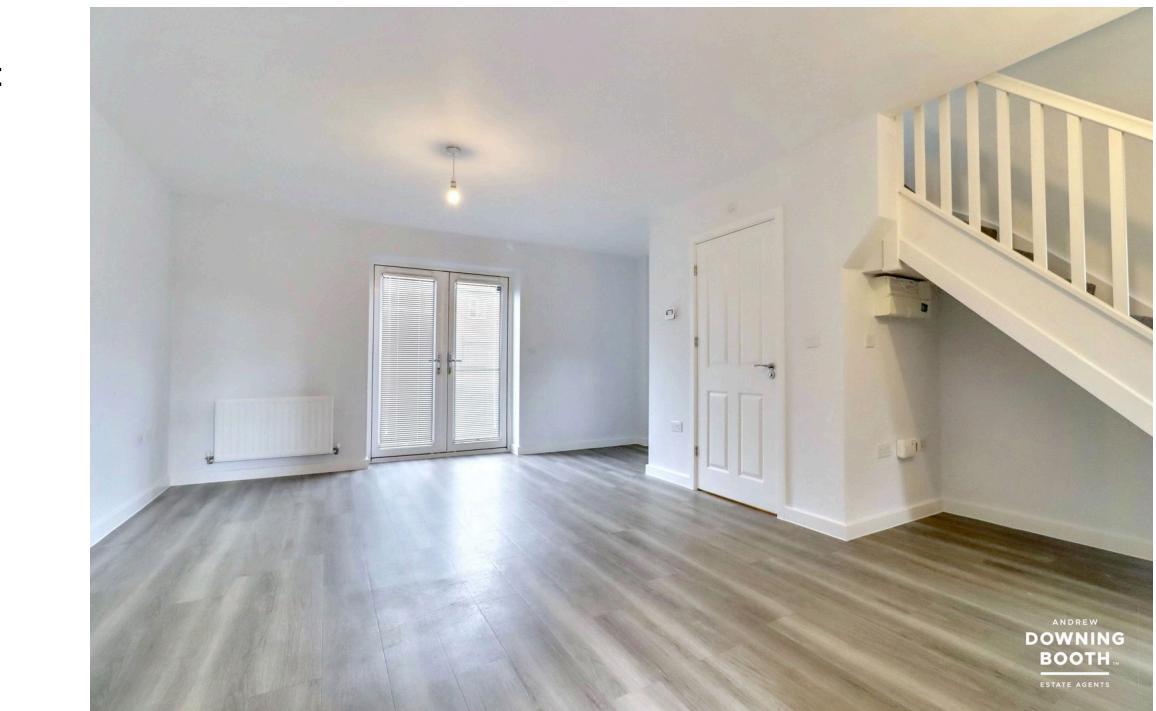
Nestled in the charming and sought-after village of Alrewas, this property enjoys a prime location within easy reach of local amenities including shops, cafés, and highly regarded schools. The village is well known for its welcoming community, scenic canal walks, and beautiful countryside surroundings. Excellent transport links provide convenient access to Burton-on-Trent, Lichfield, and the A38, making it ideal for commuters. Alrewas also benefits from a range of leisure facilities and a selection of traditional pubs, creating an ideal balance of village charm and modern convenience.

The accommodation is arranged over two floors and comprises a bright open-plan kitchen and living/dining area, guest WC, and staircase leading to the first floor. Upstairs, there is a well-proportioned master bedroom, an additional double bedroom, and a beautifully presented contemporary family bathroom.

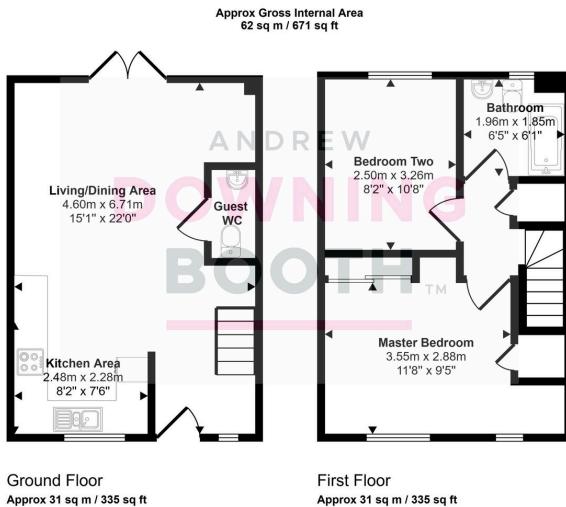
An internal viewing is highly recommended to fully appreciate all that this delightful property has to offer – contact us today to arrange your viewing appointment.



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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- No Upward Chain
- Two Bedroom Semi-Detached Home
- Great Location Close to Local Schools & Amenities
- New Contemporary Style Fitted Kitchen With Appliances
- Open Plan Layout
- Two Car Driveway
- Attractive Rear Garden
- Beautifully Presented Throughout
- EPC Rating: B
- Council Tax Band: C



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC