



Connells

Kents Place
Alrewas Burton-On-Trent



Property Description

A well-presented, purpose-built mid-terrace property situated within a secure gated development, benefiting from private allocated parking and visitor parking.

This spacious home is arranged over three floors and offers versatile accommodation throughout. The ground floor comprises a modern breakfast kitchen, a bright and spacious lounge with French doors opening onto the rear garden, and a convenient guest WC.

On the first floor are three well-proportioned bedrooms, with the flexibility for one of the bedrooms to be used as a second lounge, home office or playroom. The principal bedroom benefits from an en-suite shower room, while a contemporary family bathroom serves the remaining bedrooms.

The second floor features a generous double bedroom with its own en-suite, making it an ideal guest suite or private principal bedroom.

Externally, the property enjoys a beautifully landscaped rear garden, perfect for relaxing and entertaining. To the front, the home is set behind secure gates with allocated parking and additional visitor spaces.

Ideally located in a sought-after village, the property is within easy reach of local amenities, highly regarded schools and excellent transport links, making it an ideal home for families and professionals alike.

Reception Hallway

Guest W/C

Breakfast/Kitchen

12' 8" x 9' 10" (3.86m x 3.00m)

Lounge

17' 5" x 10' 6" (5.31m x 3.20m)

First Floor Landing

Master Bedroom

12' x 11' (3.66m x 3.35m)

En Suite

Bedroom Three

9' 9" x 9' 1" (2.97m x 2.77m)

Bedroom Four/Study

8' 5" x 8' 1" (2.57m x 2.46m)

Family Bathroom

Second Floor

Bedroom Two

12' 2" x 10' 7" (3.71m x 3.23m)

En Suite

Landscaped Rear Garden

Location

Alrewas is a highly sought-after village in Staffordshire, offering a blend of rural charm and excellent convenience.

"Picturesque village with a strong community atmosphere.

"A range of local amenities including a village shop, post office, pharmacy, cafés, traditional pubs and a doctor's surgery.

"Well-regarded primary school, making it popular with families.

"Surrounded by beautiful countryside with scenic walks along the River Trent and the Trent & Mersey Canal.

"Home to the National Memorial Arboretum, one of the UK's most significant visitor attractions.

"Excellent transport links with easy access to the A38, providing convenient routes to Lichfield, Burton upon Trent, Derby and Birmingham. The M6 Toll is also within easy reach.

"Nearby rail stations at Lichfield Trent Valley railway station and Burton-on-Trent railway station offer regular services to Birmingham, Derby and beyond.

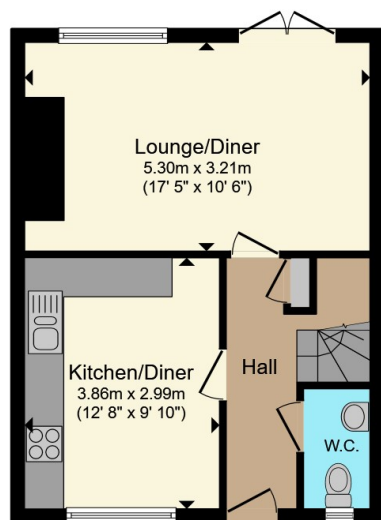
"A popular location for professionals, families and those looking to enjoy village living while remaining well connected.

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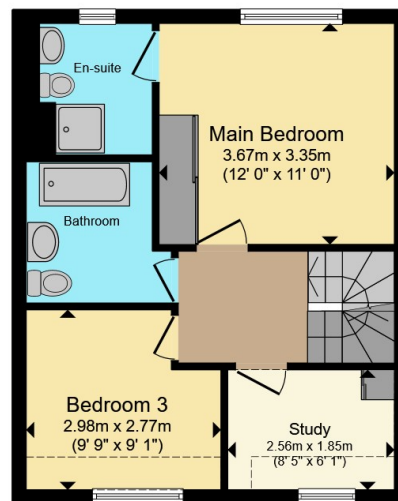




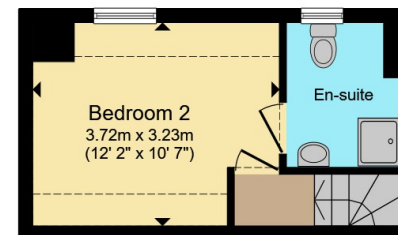




Ground Floor



First Floor



Second Floor

Total floor area 96.1 m² (1,035 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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11-13 Bore Street
LICHFIELD WS13 6LZ

EPC Rating: B Council Tax
Band: E

Tenure: Freehold

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