



13 Post Office Road,
Alrewas DE13 7BS

Downes & Daughters
ESTATE AGENCY

13 Post Office Road,
Alrewas DE13 7BS
Offers over £500,000

An enchanting Grade II listed timber framed thatched cottage, dating back to the 17th Century, with some later alterations and additions, occupying a wonderfully central plot of 0.22 of an acre, in a dominant position on the highly regarded, Post Office Road. Having been fully 're thatched' approx 3 years ago, with impossibly attractive 'eyebrow dormers', the internal accommodation could now also benefit from some attention to bring the living spaces up to date and possibly reconfigure the layout to cater to the needs of modern day living. Offered for sale with no onward chain and surrounded by ample gardens this charming home offers family accommodation over two floors. The first floor is accessed via two separate staircases and offers four bedrooms, a bathroom and WC whilst the ground floor boasts a spacious living room, dining/family room, kitchen with large walk in pantry, ground floor bathroom, rear hallway and utility room. Externally the property sits centrally within the 0.22 acre plot, boasting an extensive private driveway, integral single garage and lawned rear garden. This property is within the John Taylor high school catchment area. Viewing is essential to appreciate the inherent historic charm of this building and its future potential.

GROUND FLOOR

Hallway Storage Area Opening In To... • Living Room With Staircase Rising To First Floor • Formal Dining Room • Ground Floor Bathroom • Kitchen Diner • Large Pantry • Rear Hallway • Utility With Shower & Second Staircase To First Floor

FIRST FLOOR

First Landing • Bedroom Two • Family Bathroom Leading To... • Principal Bedroom With Fitted Wardrobes • Second Landing • Bedroom Three • Bedroom Four • WC

OUTSIDE

Extensive Private Driveway Providing Parking For Many Vehicles • Established Front Garden • Single Integral Garage • Gated Side Access • Impressive Lawned Rear Garden • Patio Seating Areas • Mature Borders • Timber Storage Shed • Six Greenhouses

FURTHER INFORMATION

John Taylor catchment area







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 www.downesanddaughters.co.uk



<p>Energy Efficiency Rating</p> <p>EU Directive 2002/91/EC</p> <p>Very energy efficient - lower running costs</p> <p>Very energy efficient - higher running costs</p> <p>England & Wales</p> <p>2020/9/IEC</p>	<p>Very energy efficient - lower running costs</p> <p>Very energy efficient - higher running costs</p> <p>England & Wales</p> <p>2020/9/IEC</p>	<p>Approximate total area</p> <p>1707 ft²</p> <p>158.5 m²</p> <p>52 ft²</p> <p>4.9 m²</p>	<p>(1) Excluding balconies and terraces</p>	<p>Reduced headroom</p> <p>Below 5 ft 1.5 m</p>	<p>Calculations are based on RICS IPMS 3C standard.</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p>

<p>Environmental Impact (CO₂) Rating</p> <p>EU Directive 2002/91/EC</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>Very environmentally friendly - higher CO₂ emissions</p> <p>England & Wales</p> <p>2020/9/IEC</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>Very environmentally friendly - higher CO₂ emissions</p> <p>England & Wales</p> <p>2020/9/IEC</p>	<p>Client</p> <p>Downes & Daughters</p>
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