



4 Chaseview Road, Alrewas, DE13 7EL

Set on a peaceful lane in the popular village of Alrewas is this well presented semi detached home, offering extended family interiors, four bedrooms and the superb addition of Solar Panels with a feed-in tariff. Being within a few minutes walk of the village centre and its excellent array of amenities, this beautifully maintained home has received upgrades in addition to the solar panels to include a refitted and extended kitchen, refitted shower room and immaculately landscaped gardens.

The entrance hall leads into a spacious reception room having both living and dining areas, with a solid oak staircase rising to the first floor accommodation. The L shaped breakfast kitchen extends across the rear of the property, having doors into both the cloakroom and out to the rear garden. To the first floor are four bedrooms, three being doubles, serviced by a refitted shower room. Outside, the property enjoys tranquil surroundings with the local playing field accessed directly from Chaseview Road. There is parking to the front aspect as well as a single garage, and the rear garden offers a delightful and secluded space for outdoor entertaining. The property is serviced by double glazed windows and mains gas central heating.

The popular rural village of Alrewas is set within a picturesque Conservation area beside the River Trent. Alrewas is home to a superb range of everyday amenities including a popular Butchers', traditional pubs, a Co-op, a doctors surgery, pharmacy and dentists, and the position provides swift access onto the Trent & Mersey Canal network where many rural walks can be enjoyed. The property lies within an Ofsted 'Outstanding' school catchment area including the All Saints primary school in the village which feeds into John Taylor High in Barton under Needwood. Alrewas is well placed for access to the commuter routes A38, A50 and M6, rail stations at Burton on Trent and Lichfield provide rail links to Birmingham and London and the International Airports of Birmingham and East Midlands are within an easy drive.

- Semi Detached Family Home
- Well Presented & Extended Interiors
- Solar Panels with Feed-in Tariff
- Desirable Village Setting
- Spacious Living & Dining Room
- L Shaped Breakfast Kitchen
- Entrance Hall & Cloakroom
- Four Bedrooms (Three Doubles)
- Refitted Shower Room
- Single Garage & Parking
- Beautifully Tended Rear Garden
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Local Amenities

The UPVC entrance door opens into the Entrance Hall, where a turn opens in turn into:

Sitting & Dining Room 8.7 x 3.12m (approx. 28'6 x 10'3)

A generously proportioned and well presented reception room, having a bow window to the front aspect and a gas fireplace within the Sitting Room. A solid oak galleried staircase rises to the first floor accommodation, and a pocket door leads from the Dining Room through to:

Breakfast Kitchen 6.75, 2.73 x 5.17m (approx. 22'1, 8'11 x 16'11)

Having been extended and recently refitted, the kitchen comprises a range of shaker full height, wall and base units with solid oak work surfaces over, housing a Belfast sink, integrated larder freezer and integrated washing machine. There are spaces for both a full height fridge and dishwasher, and the range cooker is included in the sale. Tiled flooring extends throughout and the kitchen has windows to both the side and rear, as well as a door opening out to the rear garden

Cloakroom

With fitted wash basin, WC and tiled flooring





An oak staircase rises to the first floor **Landing**, where doors open into the bedrooms and shower room. Access via a drop down ladder rises to the loft which is boarded and has lighting

Master Bedroom 3.1 x 2.68m (approx. 10'1 x 8'9)
With a window to the rear overlooking the gardens

Bedroom Two 3.56 x 2.68m (approx. 11'8 x 8'9)
Another double room having window to the front

Bedroom Three 3.56 x 2.68m (approx. 11'8 x 8'9)
A third double room currently used as a dressing room, having a window to the front

Bedroom Four 2.7 x 2.15m (approx. 8'10 x 7'0)
A good sized fourth bedroom having a window to the rear

Shower Room 2.58 x 1.73m (approx. 8'5 x 5'8)
Refitted with a modern suite having wash basin set

to vanity units with lit mirror above, WC and oversized walk in shower, with stone effect wall boarding, a graphite heated towel rail and an obscured window to the side





Outside

The property is set beyond a block paved driveway having **Parking For Two** to the front aspect as well as access via manual double doors into the **Single Garage**. There is a well tended flowerbed to one side, and a walkway with gated access leads into the rear garden

Rear Garden

Enjoying an excellent degree of privacy, the beautifully tended garden is laid to a block paved terrace leading on to lawns edged with borders stocked with a variety of mature plants and flowering shrubs. The potting shed is included in the sale and the property has exterior lighting and a water point to the side

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	83 B
39-54	E		
21-38	F		
1-20	G		

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.