



23 Churchill Crescent, Alrewas, DE13 7EH

Offered with the benefit of no upward chain is this extended semi detached family home, offering five bedrooms, a generous south facing corner plot garden and a peaceful setting in the popular village of Alrewas. Having been extended substantially over time, the property presenting a wealth of space to suit a growing family alongside outstanding potential to remodel and refurbish as desired. The interiors extend over three floors, having an open plan living and dining room, kitchen, conservatory and breakfast room/rear hall to the ground floor. There are four well proportioned bedrooms to the first floor serviced by a family bathroom, and a fifth bedroom is set to the second floor having a pleasant outlook over the garden to the rear. Outside, the property is set of a generous south facing corner plot having gardens to the front, rear and side offering plenty of scope to landscape/ extend the property further (STPP). To the front there is off road parking, and an electric door opens into the large garage which offers further storage to the loft

space above. The property is serviced by a warm air heating system and double glazed windows.

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 regular rail links to Birmingham and London and the International Airports of Birmingham and East Midlands are within an easy drive.



- Semi Detached Family Home
- Offered with No Upward Chain
- Versatile, Extended Interiors
- Outstanding Potential to Refurbish/Extend
- Open Plan Living & Dining Room
- Conservatory & Kitchen
- Breakfast Room/Rear Hall
- Five Good Sized Bedrooms
- Family Bathroom
- Generous South Facing Corner Plot
- Parking & Large Garage with Electric Door
- Walking Distance to Village Amenities
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes/Rail Travel

with a window to front aspect, central galleried staircase rising to the first floor accommodation and double doors into the Conservatory. A sliding door leads into the Kitchen, and a further door opens into:

**Family Room** 5.24 x 2.06m (approx. 17'2 x 6'9)  
An ideal playroom, snug or home office, having a window to the front, parquet style wooden flooring and double doors opening to the meter cupboard

**Conservatory** 2.61 x 2.35m (approx. 8'7 x 7'9)  
With laminate flooring, a solid roof and double glazed windows, and double doors opening out to the rear garden

**Kitchen** 4.51 x 2.07m (approx. 14'10 x 6'9)  
Wall and base units house an inset sink with side drainer and spaces for appliances including a fridge, oven and washing machine, with a further cupboard housing the warm air boiler. There are windows to the side and rear aspects and a sliding door opens into:

The front door opens into a useful **Porch**, having tiled flooring and opening in turn into:

**Living & Dining Room** 8.36 x 3.05m (approx. 27'5 x 10'0)

This generously proportioned reception room offers versatile lounge and formal dining areas,







**Breakfast Room/Rear Hall** 2.83 x 1.96m (approx. 9'3 x 6'5)  
 Another versatile reception room having a solid roof and double glazed windows, offering a second entrance into the property from the front. A second door also opens out to the rear garden

Stairs rise to the **First Floor Landing**, having a storage heater and doors opening to the **Airing Cupboard** and:

**Master Bedroom** 3.45 max x 2.57m (approx. 11'4 max x 8'5)  
 With a window to the front, a fitted double wardrobe and a useful store cupboard.

**Bedroom Two** 3.45 x 2.59m (approx. 11'4 x 8'6)  
 Having a window to the front and fitted wardrobes

**Bedroom Three** 2.95 x 2.58m (approx. 9'8 x 8'6)  
 Another double room having a window to rear and laminate flooring



**Bedroom Four**  
 With a window to the rear, laminate flooring and a double fitted wardrobe

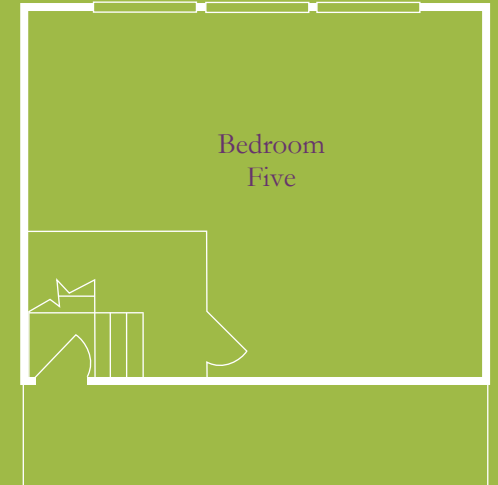
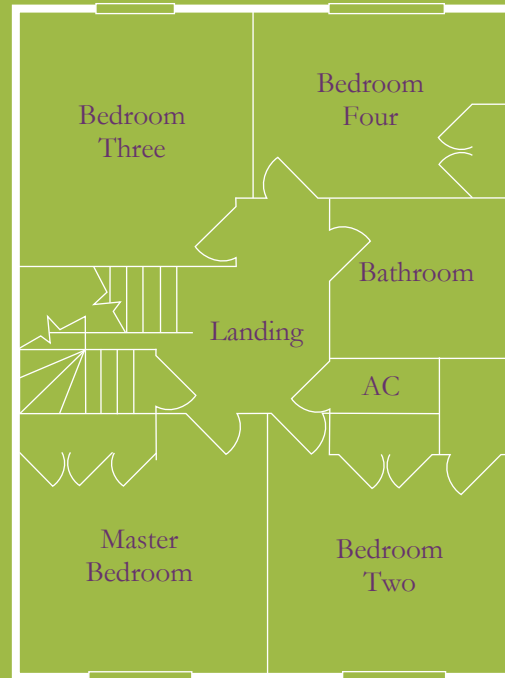
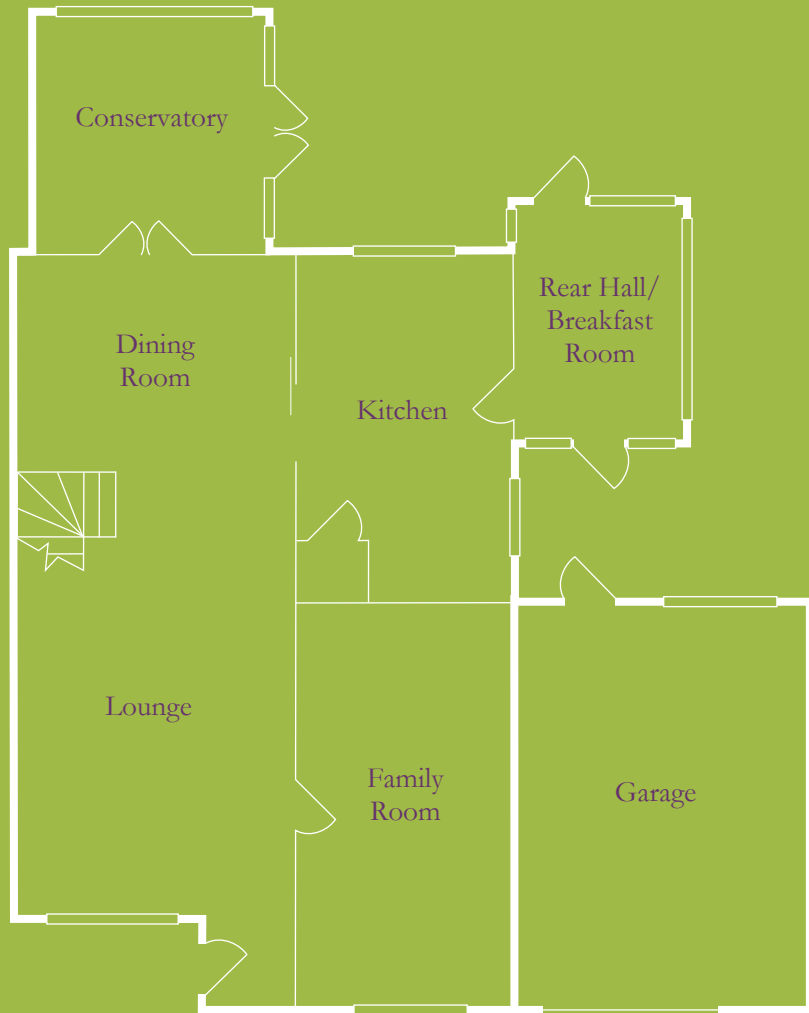
**Family Bathroom** 1.83 x 1.64m (approx. 6'0 x 5'5)  
 Fitted with pedestal wash basin, WC and bathtub with electric shower unit over, having tiled splash backs and an obscured window to the side

Stairs rise to the **Second Floor Landing**, where there is access to a useful **Walk in Loft** into the

eaves. A glazed door opens into:

**Bedroom Five** 5.39 x 3.97m (approx. 17'8 x 13'0) – max  
 A generous double room having windows to the rear aspect and a range of fitted storage and hanging space





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



### Outside

The property is positioned within an enviable corner plot, having a block paved driveway providing parking for two vehicles. Gardens to either side of the drive offer potential to extend the parking area. To the side of the property there is access into the **Rear Hall/Breakfast Room** and into the garden via a gate, and the greenhouse is included in the sale

An electric entrance door opens into the **Large Garage** 5.87 x 3.37m (approx. 19'3 x 11'0), which has power, lighting and a generous loft storage space above

### South Facing Rear Garden

The rear garden extends to a superb size, being safely enclosed and having lawns, mature borders and an area currently laid to a kitchen garden. The shed is included in the sale and the property has exterior water and lighting. The size of the plot offers excellent potential to extend further, subject to relevant permissions



**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.