

3 Bed Semi-Detached In Anson Road Alrewas, Burton On Trent, DE13 7ES

£136,800





SHORT DESCRIPTION

Property Ref: 15602 Beautifully Presented 3-Bedroom Semi-Detached Home in Sought-After Alrewas Village. Set within the charming and highly desirable village of Alrewas, this modern three-bedroom semi-detached property offers stylish living in a peaceful yet well-connected location. Built in 2021 and positioned on a favourable corner plot, the home combines contemporary design with comfort and practicality, making it an ideal choice for families, professionals, or downsizers. The ground floor welcomes you with a light-filled entrance hall leading into a sleek, modern kitchen, perfect for everyday cooking and entertaining alike. To the rear, a generously sized lounge and dining area provides a bright and versatile space, with French doors opening directly onto the garden – ideal for family gatherings or summer evenings. A convenient downstairs WC completes the ground floor. Upstairs, the home offers three well-proportioned bedrooms, each thoughtfully designed to maximise space and natural light. A modern family bathroom serves the bedrooms, finished to a high standard with contemporary fittings. Externally, the property boasts a neatly landscaped, enclosed rear garden that provides both privacy and a perfect setting for outdoor relaxation. To the front, off-road parking for two vehicles adds to the home's practicality, while the corner plot enhances both privacy and curb appeal. The location is one of the home's greatest assets. Alrewas is a thriving, picturesque village with a warm community atmosphere. It offers a wide range of local amenities, highly regarded schools, and excellent transport links via the A38 and nearby rail stations, making commuting simple while allowing you to enjoy a relaxed village lifestyle. This is a superb opportunity to acquire a modern, energy-efficient home in one of Staffordshire's most sought-after villages – ready to move straight into and enjoy. Property Type: Semi-detached Full selling price: £285000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 48% Share price: £136800.00 Monthly rent based on 48% share: £352.67 Remaining lease (In Years): 121 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £195.72 Council tax band: C EPC rating: B Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied Able to buy at full price £285,000 with Freehold.

3

Bed Room(s)

1

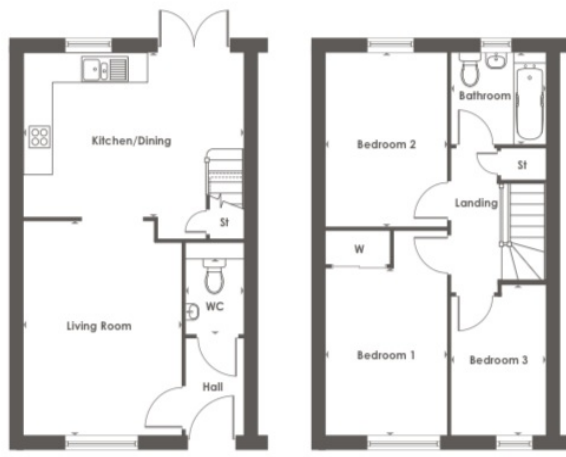
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Ground Floor

First Floor

Ground Floor	M	FT	First Floor	M	FT
Kitchen/Dining	4.74m x 3.45m	15'7" x 11'4"	Bedroom 1	2.59m x 3.45m	8'5" x 11'5"
Living Room	3.41m x 4.49m	11'1" x 14'9"	Bedroom 2	2.59m x 3.65m	8'5" x 12'1"
WC	1.23m x 1.59m	4'0" x 5'2"	Bedroom 3	2.04m x 3.13m	6'9" x 10'4"
			Bathroom	2.04m x 1.90m	6'8" x 6'3"

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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