





A generously proportioned and meticulously designed family residence boasting a premium finish throughout. Key features comprise a larger than average south-facing garden, an expansive dining kitchen equipped with fully integrated appliances, a separate family room, a convenient cloaks W.C, a lounge, and a study ideal for home office use. Upstairs, the first floor hosts a luxurious master suite with a dressing area and an en-suite shower room. Additionally, the guest double bedroom benefits from its own private en-suite. Bedrooms three and four are served by a shared family bathroom.



Alrewas enjoys a delightful traditional village atmosphere with excellent local amenities, sought after village school and within the catchment for John Taylor comprehensive school.

Within 4 miles of Lichfield Cathedral City and close to the A38 dual carriageway there is excellent commuter access to Burton-on-Trent, Tamworth, Derby and all principle West and East Midland commercial centres.

There is easy travelling to the M6 Toll Road, M42 and A50 and inter city rail services at Lichfield and Tamworth.









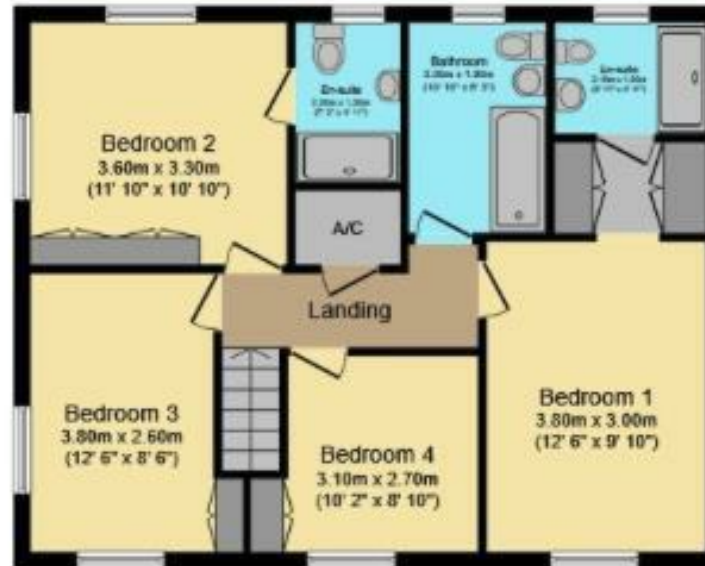








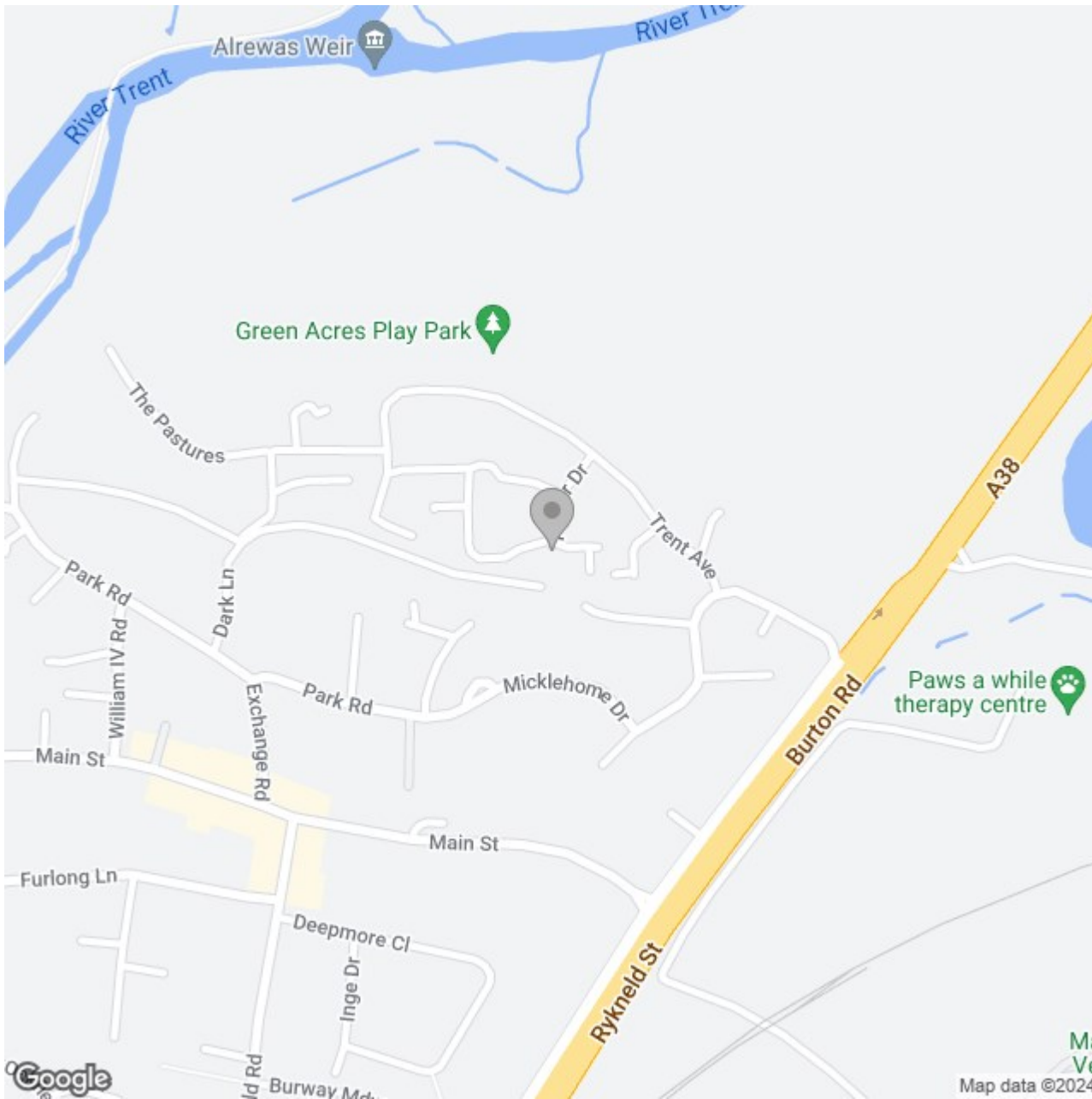
Ground Floor



First Floor



Garage



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	