





****EXTENDED TO THE REAR** **GARAGE
* DRIVEWAY**** Nestled in the desirable village of Alrewas and within catchment for the highly regarded John Taylor High School Academy, this extended three-bedroom semi-detached property offers spacious family living in a convenient location. The home features two inviting reception rooms and an extended kitchen, ideal for both everyday life and entertaining. A practical utility room adds convenience, while gas central heating and double glazing throughout ensure year-round comfort. Outside, a private driveway provides ample parking, and the enclosed garden offers a peaceful retreat. With excellent transport links and local amenities nearby, this property combines comfort with an enviable location, perfect for families.



Ground Floor

The property is accessed through a UPVC front entrance door, leading into an entrance hallway that serves as a study space and features a double-glazed window to the front elevation. From here, a door opens into the lounge diner, which includes a double-glazed window to the front, two central heating radiators, stairs rising to the first floor, and doors connecting to both the dining room and kitchen. The dining room, currently used as a bedroom, has a double-glazed window to the side elevation. The kitchen is fitted with matching wall and base units, laminate work surfaces, under-counter drawers, a one-and-a-half bowl sink with mixer tap and drainer, and a central heating radiator, with space provided for a cooker. A door from the kitchen leads into the utility room, which includes space for a washing machine, dishwasher, and tumble dryer, along with a sink with separate hot and cold taps, a low-level WC, and additional base units. A double-glazed window overlooks the rear elevation.







First Floor

The staircase from the lounge diner ascends to the first-floor landing, which has a double-glazed window to the side elevation, a loft hatch, and doors leading off to the bedrooms and family bathroom. The bathroom comprises a low-level WC, wash hand basin with mixer tap, bath with shower over, tiled splash backs, a heated ladder towel rail, and a double-glazed window to the rear elevation. The master bedroom overlooks the rear elevation with a double-glazed window and central heating radiator. The second bedroom includes a double-glazed window to the front elevation and a central heating radiator, while the third bedroom also features a double-glazed window and central heating radiator.



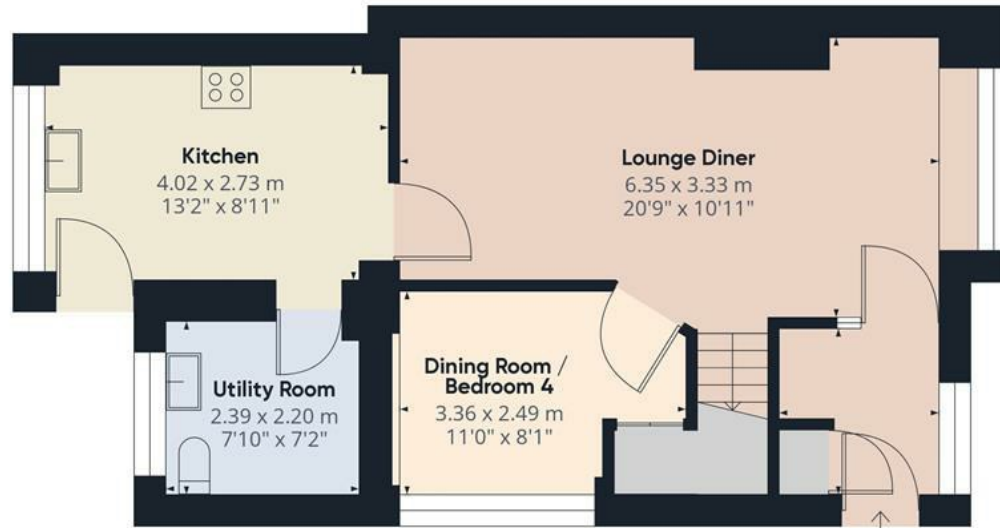
Outside

To the front elevation, the property offers a driveway with parking leading to the garage, complemented by a lawned garden area. The rear features an enclosed paved garden, bordered by a timber fence, with access to the garage.









Floor 0

Approximate total area⁽¹⁾

80.22 m²

863.48 ft²



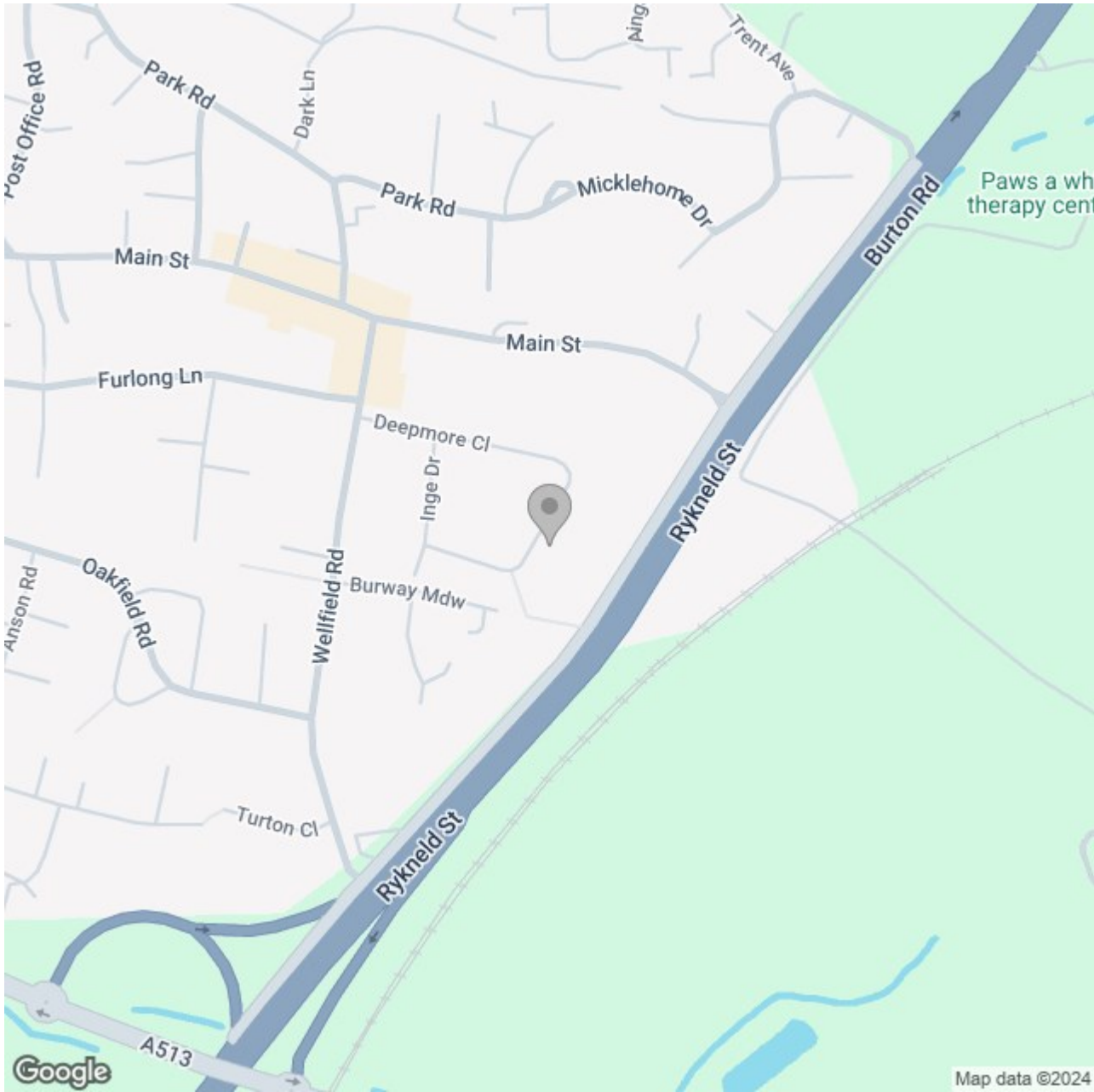
Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	67	
(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	