



Connells

Wellfield Road
Alrewas Burton-On-Trent



Property Description

Situated in the highly sought-after village of Alrewas, this beautifully presented three-bedroom detached home offers spacious and versatile accommodation, ideal for modern family living.

The property is presented in stunning condition throughout and briefly comprises a welcoming entrance hall, a generous lounge, separate dining room, and a well-appointed kitchen. To the first floor are three well-proportioned bedrooms served by a stylish, modern family bathroom.

Externally, the property benefits from an integral garage, a driveway providing ample off-road parking, and a pleasant enclosed rear garden, perfect for relaxing and entertaining.

Located within this popular village setting, residents enjoy excellent local amenities, well-regarded schooling, and convenient access to nearby transport links.

Early viewing is highly recommended to fully appreciate the quality, space, and superb condition this delightful home has to offer. Viewers will not be disappointed, call Connells Lichfield City today to book your slot.



Entrance Porchway

Entrance Hallway

Living Room

21' 4" x 10' 5" (6.50m x 3.17m)

Kitchen With Dining Room

16' 3" x 12' 8" (4.95m x 3.86m)

First Floor Landing

Bedroom One With

15' 5" x 7' 10" (4.70m x 2.39m)

Dressing Room 8' 6" x 6' 4"

Bedroom Two

10' 6" x 9' 9" (3.20m x 2.97m)

Bedroom Three

10' 6" x 9' 9" (3.20m x 2.97m)

Family Bathroom

Integral Garage

15' 8" x 8' 1" (4.78m x 2.46m)

Driveway

Pleasant Rear Garden

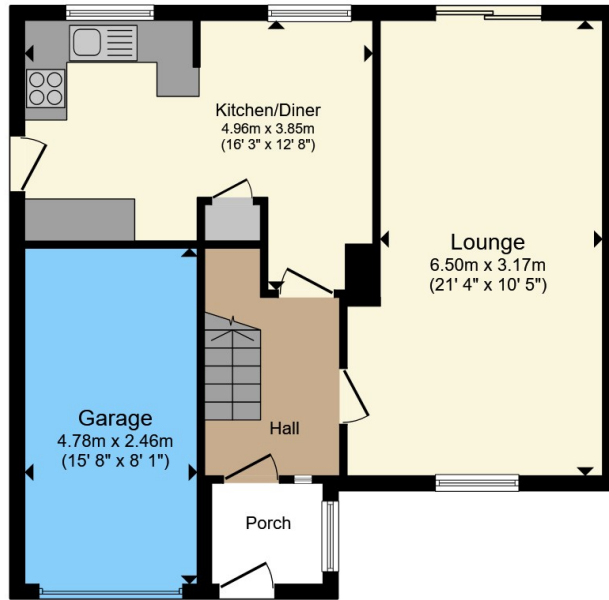
Alrewas

Alrewas is a charming Staffordshire village that combines rural beauty with excellent local facilities. Situated beside the River Trent and close to the Trent and Mersey Canal, it offers a peaceful setting while remaining well connected to nearby towns such as Lichfield, Burton upon Trent and Derby. Families are particularly attracted to the village because of All Saints Church of England Primary and Nursery School, a well-regarded primary school and nursery known for its caring environment, strong values and wide range of extracurricular activities. Younger children are also served by Stepping Stones Pre-School Play and Learn. Despite its village setting, Alrewas has an impressive range of amenities, including a Co-op, post office, butcher, pharmacy, doctors' surgery, dentist, cafés, takeaways and traditional pubs, making everyday life convenient for residents. The village is also home to the National Memorial Arboretum, a nationally important site of remembrance and a popular destination for visitors. With its strong community spirit, excellent local services and attractive surroundings, Alrewas is widely regarded as one of Staffordshire's most desirable villages for families and retirees alike.

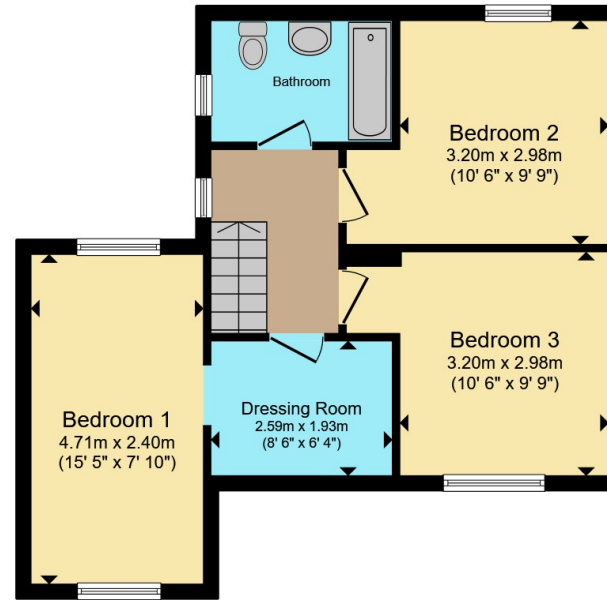








Ground Floor



First Floor

Total floor area 106.1 m² (1,142 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01543 262 376
E lichfield@connells.co.uk

11-13 Bore Street
LICHFIELD WS13 6LZ

EPC Rating: Awaiting
Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LFD312339



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LFD312339 - 0003