



12 Park Road,
Alrewas DE13 7AG

Downes & Daughters
ESTATE AGENCY

12 Park Road,
Alrewas DE13 7AG
£625,000

A truly enchanting character cottage home in a central village setting, falling within the John Taylor catchment area, with cleverly extended accommodation arranged over two floors and finished to the most exacting of standards. Possibly the most stylishly presented home we have had the pleasure of marketing in recent years. With the rare benefit of off street parking and a, simply stunning, landscaped rear garden with wonderful levels of privacy. Sympathetically refurbished throughout with a clever balance of modern design and historic charm, the impressively attractive accommodation comprises: Charming dining room with open fire and bespoke alcove cupboards and shelving opening seamlessly in to a striking breakfast kitchen with central island, shaker style units with integrated appliances, pantry and a stable door opening to the rear garden. The triple aspect living room also has doors to the rear garden and a log burner and the ground floor accommodation is completed with a guest cloakroom. Stairs rise from the dining area to the first floor landing with doors leading to a principal bedroom suite with dressing area, fitted wardrobes and an en suite shower room. The second and third bedrooms also have built in storage and are served by a luxury family bathroom. Externally there is a stylishly planted front garden with ornate railings, side private driveway providing 'side by side' parking, and a most impressive low maintenance rear garden, which really does need to be seen to be believed.

"Viewing is strongly advised to fully appreciate the inherent charm of this property and its flawless presentation".

GROUND FLOOR

Dining Room With Open Fireplace Bespoke Hand Painted Cupboards & Shelving • Seamlessly Opening To Kitchen • Shaker Style units With Central Island, Integrated Appliances & Pantry • Guest Cloakroom With Villeroy & Boch Suite • Triple Aspect Living Room With Log Burner & Doors To Garden • Oak Flooring Throughout Ground Floor

FIRST FLOOR

Landing • Double Aspect Principal Bedroom With Dressing Area & Bespoke Fitted Wardrobes • En Suite Shower Room With Villeroy & Boch Suite • Bedroom Two With Fireplace, Built In Airing Cupboard & Fitted Wardrobe • Bedroom Three With Fitted Wardrobe • Luxury Family Bathroom With Villeroy & Boch Suite • Please Note All Fitted Wardrobes Are Designed & Fitted By Hammonds

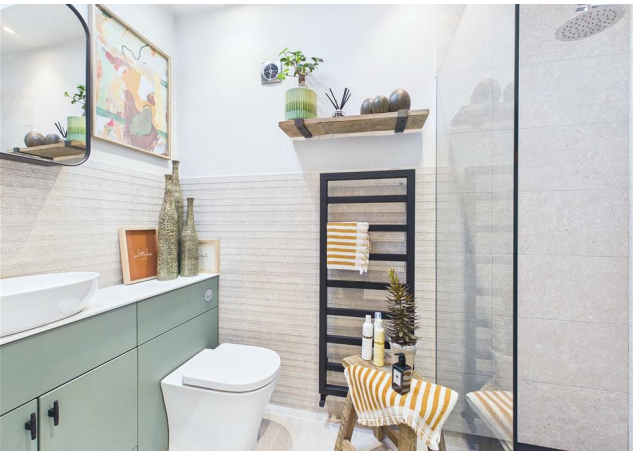
OUTSIDE

Stylishly Planted Front Garden With Ornate Boundary Railings • Side Private Driveway Providing 'Side By Side' Parking • Enclosed Landscaped Rear Garden Offering Wonderful Levels Of Privacy • Patio Seating Areas • Stylishly Planted & Manicured Raised Borders • Artificial Lawn • Brick Store Room

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band C • Energy Rating D • All Mains Services • Double Glazing



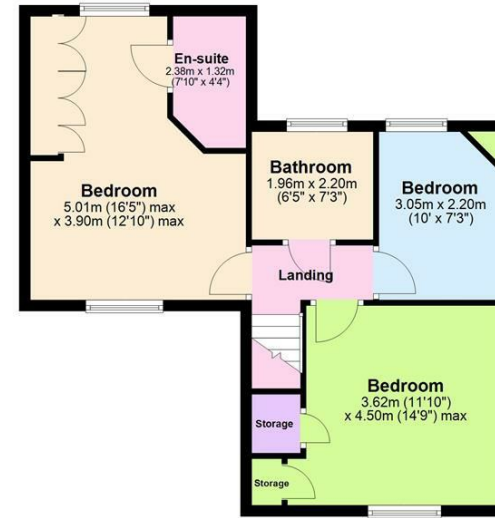




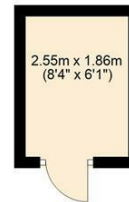
Ground Floor
Approx. 80.4 sq. metres (849.8 sq. feet)



First Floor
Approx. 50.8 sq. metres (546.4 sq. feet)



Workshop / Garden Store
Approx. 4.7 sq. metres (51.1 sq. feet)



Total area: approx. 115.9 sq. metres (1247.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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