



3 Anson Road, Alrewas
DE13 7ES

Downes & Daughters
ESTATE AGENCY

3 Anson Road, Alrewas DE13 7ES £136,800

A stylishly presented and naturally bright, shared ownership, three bedroom semi-detached home, occupying an easily accessible position within this select development at the very heart of this popular Staffordshire village. With a wide range of amenities, great school catchments and canal walks on your doorstep, this stylish home blends striking open plan design with some more traditional twists and also benefits from one of the largest gardens on the road. Offered for sale with a 48% share of ownership the internal accommodation comprises: An entrance hallway with guest cloakroom, a charming living room which then fully opens to a stunning kitchen diner with access to the rear garden. The first floor is equally impressive with a landing, principal bedroom with built in wardrobes, two further bedrooms and a modern bathroom. All presented in a flawless contemporary style. The outside of the property boasts an impressive lawned rear garden with patio seating areas and two timber storage sheds, private driveway parking for two cars, side gated access and a second side storage/parking area.

Viewing is essential to appreciate the charm and modern presentation of this delightful home.

There is the opportunity for purchasing 100% of the property at £285,000.

GROUND FLOOR

Entrance Hallway • Guest Cloakroom • Living Room • Kitchen Diner With Access To Rear Garden & Stairs Rising To First Floor

FIRST FLOOR

Landing With Airing Cupboard • Bedroom One With Built In Wardrobe • Bedroom Two • Bedroom Three • Bathroom

OUTSIDE

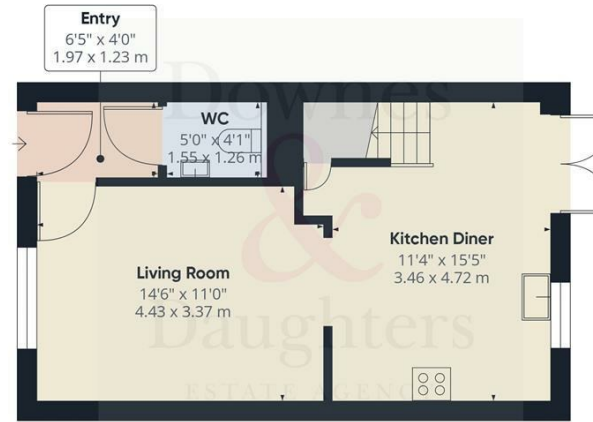
Private Block Paved Driveway Providing Parking For Two Cars • Side Gated Access To Rear Garden • Second Side Storage / Parking Area • Good Sized Lawned Rear Garden • Patio Seating Area • Two Timber Storage Sheds

FURTHER INFORMATION

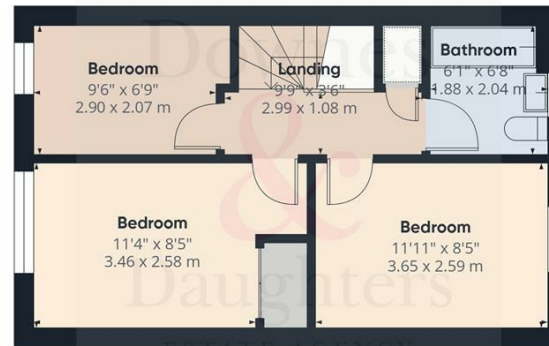
Shared Ownership With 48% Share • £352.67 Rent • Potential for 100% purchase at £285,000 • Freehold (TBC By Solicitor) • Council Tax Band C • Energy Rating B • Upvc Double Glazing • Gas Central Heating • All Mains Services







Floor 0



Floor 1



Approximate total area⁽¹⁾
754 ft²
70.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		83
(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		
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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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