



9 Micklehome Drive,
Alrewas DE13 7AT

Downes & Daughters
ESTATE AGENCY

9 Micklehome Drive, Alrewas DE13 7AT £425,000

A flawlessly presented and considerably extended five bedroom family home, boasting 1,353 square feet of stylish contemporary accommodation, with the added benefit of a pretty 'local green' outlook at the 'village end' of the road. This popular residential street is only moments away from a wide range of amenities found at the centre of the village, renowned for its sense of community, pleasant canal and riverside walks and inclusion in the John Taylor catchment area. Offered for sale with no onward chain, the wonderfully flexible accommodation has a ground floor comprising: Entrance hallway, spacious living room, showpiece kitchen diner and family room with double doors to the garden, utility room with access to the garage and a guest cloakroom. The first floor is possibly even more impressive with an attractive split level landing, opulent principal bedroom suite with fitted wardrobes and en suite bathroom, four further bedrooms, two with fitted storage and a family shower room. Externally the property enjoys an enviable position within a select group of homes occupying generous plots, set around a small 'green', offers extensive private driveway parking for a number of vehicles, an EV charger, integral single garage and a wonderfully private lawned rear garden.

Viewing is essential to appreciate the stylish design of this charming family home and the flawless presentation throughout.

GROUND FLOOR

Entrance Hallway • Guest Cloakroom • Spacious Living Room • Stylish Open Plan Kitchen Diner & Family Room With Double Doors To Rear Garden • Utility Room With Useful Access To The Integral Garage

FIRST FLOOR

Attractive Split Level Landing • Principal Bedroom With Fitted Wardrobes • Modern En Suite Bathroom • Bedroom Two With Fitted Wardrobes • Bedroom Three • Bedroom Four • Bedroom Five / Study • Family Shower Room

OUTSIDE

Private Block Paved Driveway Providing Parking For A Number Of Vehicles • Stylishly Planted Front Garden • EV Charger • Integral Single Garage • Gated Side Access • Wonderfully Private Rear Garden • Lawn & Patio Seating Areas • Timber Storage Shed

FURTHER INFORMATION

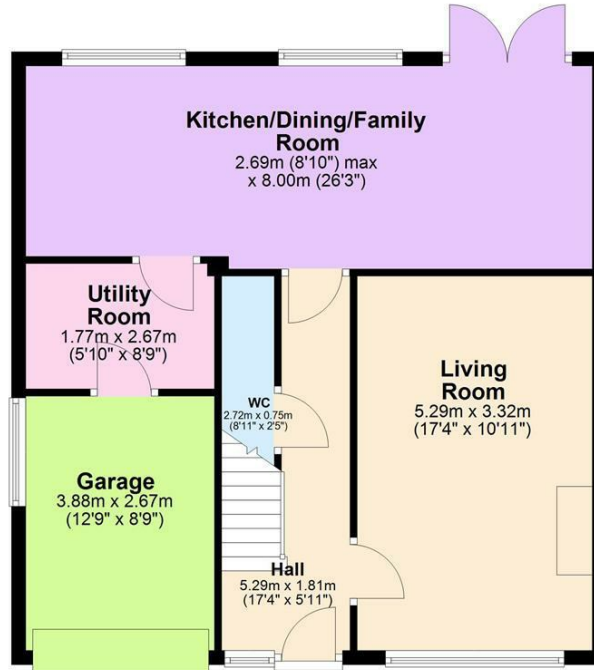
Freehold (TBC By Solicitor) • Council Tax Band C • Energy Rating C • Upvc Double Glazed Windows • All Mains Services • John Taylor Catchment • No Onward Chain







Ground Floor
Approx. 66.1 sq. metres (711.1 sq. feet)



First Floor
Approx. 59.6 sq. metres (642.0 sq. feet)



Total area: approx. 125.7 sq. metres (1353.1 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		
(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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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