Micklebroom

Overley Lane, Alrewas, Burton-on-Trent, DE13 7DF

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£995,000

Micklebroom is an impressive five-bedroom detached barn conversion nestled in a quiet, rural location just a stones throw from the ever desirable village of Alrewas and falls into John Taylor catchment area.

This superbly appointed five-bedroom detached barn conversion offers a unique, charming, and characterful family home within a desirable rural location just outside of Alrewas. Its unique location provides a wonderful sense of privacy, whilst being just moments from the pretty canalside village of Alrewas, with fast road links to the nearby cathedral city of Lichfield and Burton-upon-Trent, which both have excellent rail links. Birmingham is easily commutable, as are East Midlands and Birmingham Airport. Alrewas itself has delightful canalside walks and a good range of facilities, including a Co-op store, a long-established butcher, pharmacy, three pubs and a coffee house, as well as doctors and dentist surgeries. All Saint's Primary is a feeder school for the highly regarded John Taylor High School in nearby Barton-under-Needwood.

Micklebroom is a charming and characterful property offering well-proportioned and presented accommodation, complemented by a range of attractive features throughout. The property boasts a delightful blend of traditional charm and practical living, with appealing details including vaulted ceilings, exposed timber beams and feature brickwork.

The entrance door opens into the welcoming hallway with exposed beams and brickwork, fitted storage cupboard and doors to the guest cloakroom/WC, kitchen and bedroom five.

The ground floor versatile fifth bedroom is a double room but could alternatively be used as a child's playroom or snug.

The guest cloakroom/utility is fitted with a white suite and benefits from useful built-in storage and dedicated utility space, incorporating plumbing and space for laundry appliances.

The spacious kitchen/diner is fitted with an extensive range of matching wall and base units with granite worksurfaces, a Belfast sink and a range of kitchen appliances. There is a vaulted veiling with exposed beams and Velux skylights, windows to the front and rear aspects, tiled flooring, and a door into the drawing room.

The formal drawing room is the heart of the home, having a wood burning stove, both tiled and wooden flooring, windows to the front and rear aspects, doors out to the rear garden, a useful understairs storage cupboard, feature staircase rising to the first-floor landing and a door into the ground floor master bedroom.

The master bedroom has windows to the front and rear aspects, carpeted flooring, spotlights to the ceiling and an en-suite bathroom comprising of a Japanese style bath, shower, low level WC and a wash hand basin.

Upstairs, you are greeted by a beautiful galleried landing with exposed beams to the ceiling, two skylights and doors to the family bathroom and three bedrooms. The second bedroom is spacious and benefits from its own en-suite, bedroom three is a further double bedroom and bedroom four acts as an ideal single or home office. The family bathroom has a bath with mains shower over, low level WC, wash hand basin, heated towel rail and skylight.

Outside, to the front of the property there is generous off-road parking and to the side and rear of the home are delightful well established gardens with various different zones comprising of patio seating areas, a summerhouse, large lawned garden and a variety of plants, trees and shrubs. There is also a larch clad workshop which has electricity and offers ideal storage/hobby space.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Treatment plant
Heating: Air source heat pump
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: Lichfield District Council / Tax Band D
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/30102026

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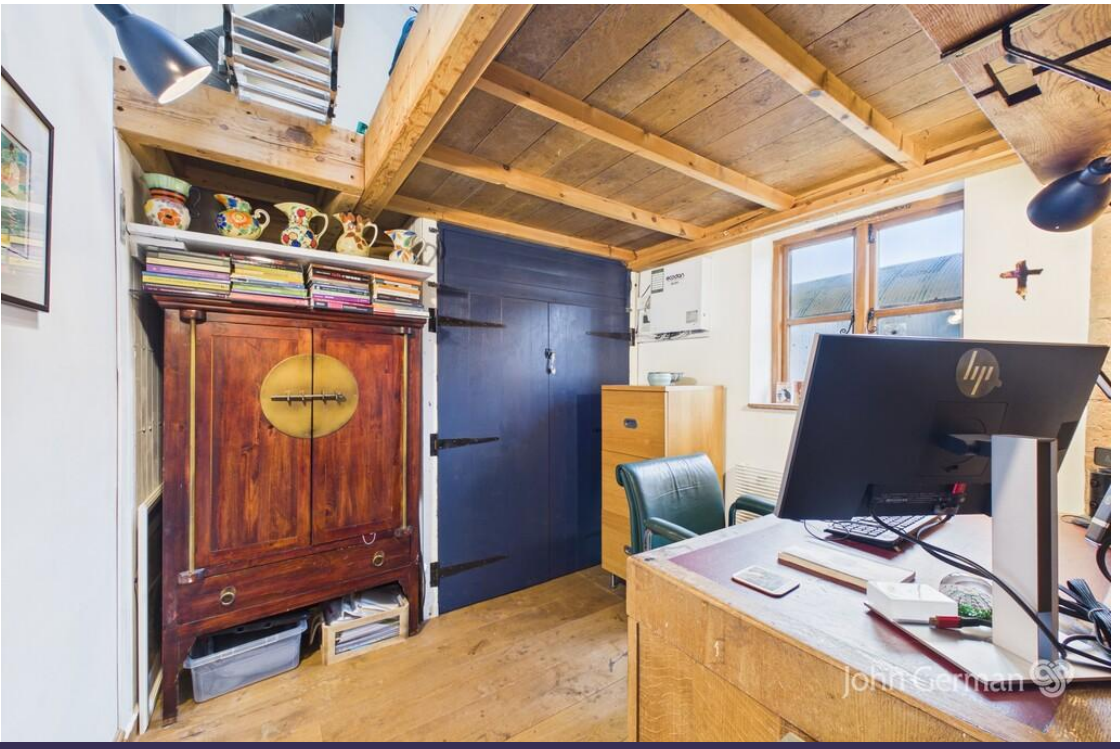

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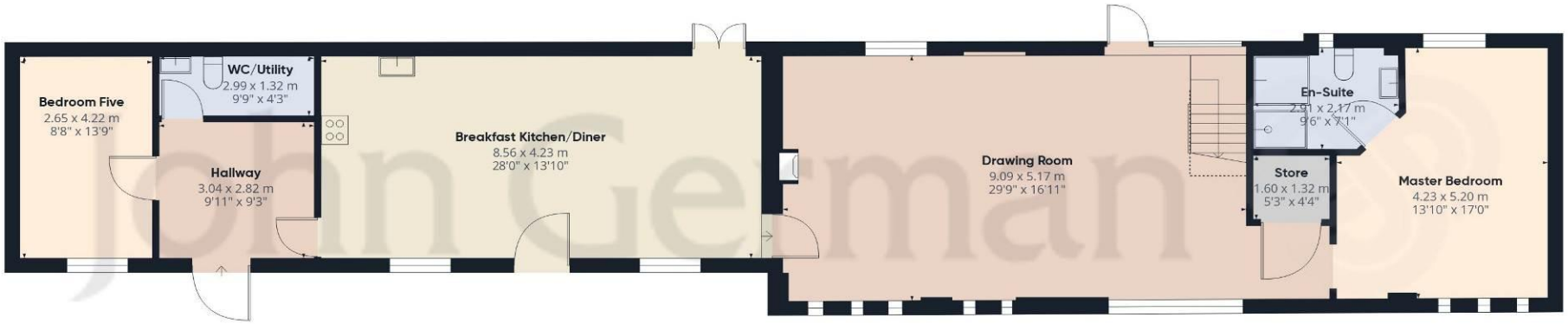

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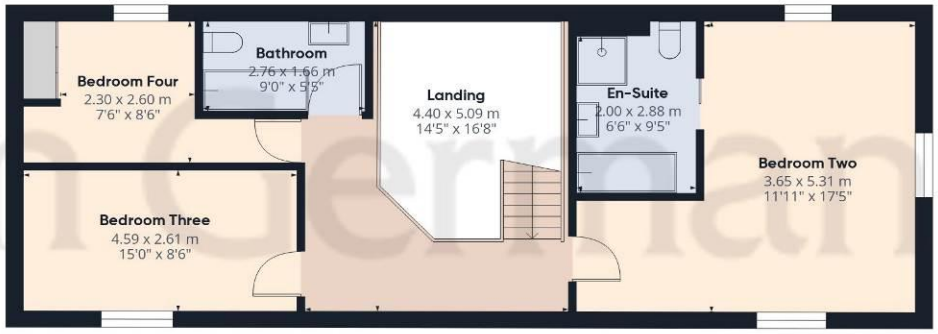








Ground Floor





Floor 1

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Approximate total area(1)

205.3 m²

2211 ft²

Reduced headroom

1.8 m²

20 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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Agents' Notes

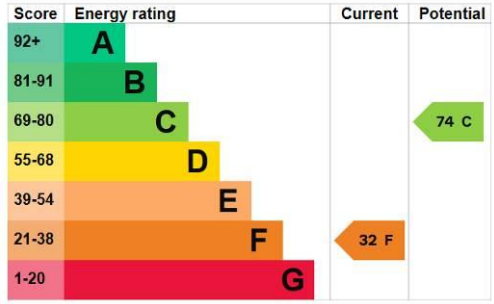
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