



A unique opportunity to let a brand new beautifully presented and thoughtfully arranged four bedroom end of new family property in popular village location which has been finished to the highest specification and comes with car port.

£1,250 pcm

A fantastic opportunity has arisen to let a four bedroom end of mews property on this stunning development locally known as 'The Old Boatyard' renamed with a nod to the nautical as Navigation Wharfe. It is a beautifully constructed property with no expense spared and finished to the highest specification. The development is nestled on the very edge of the popular village of Alrewas running adjacent to the Canal and with a short walk to the Cricket fields and playground this is a perfect property for a family. The development itself is a gated private community with a small number of houses.

The historic village of Alrewas provides an outstanding location with a superb range of village facilities including a choice of shops, pubs, restaurants and the highly regarded All Saints Primary school which feeds to John Taylor High school in Barton under Needwood. With very convenient access to the A38 this is also a great spot for commuting out to Burton, Derby Lichfield or even Birmingham.

Briefly the accommodation comprises of an impressive three storey lay out which is first entered by a tiled entrance hall with doors to the guest cloakroom, stairs to the first floor and sitting room and kitchen access. The living room is front facing and has double opening doors so can be either shut off from the open plan area or kept open to enhance the space flow of the ground floor accommodation.

The impressive open plan kitchen, dining and sitting room at the rear of the property is pleasantly decorated in neutral tones to suit all tastes and comes with a lovely wood stove focal point and large fitted kitchen with breakfast bar and inbuilt appliances including

electric double oven, dishwasher, washer dryer and fridge freezer. With charming features like the Belfast sink and modern high gloss units this kitchen is breath-taking and makes a perfect area for preparing and socialising in a busy family.

The first floor has two good sized doubles and a single bedroom with the family bathroom which includes a double shower stall with glass door and tiled walls, a luxurious Victorian high edged bath and wash basin with inbuilt storage.

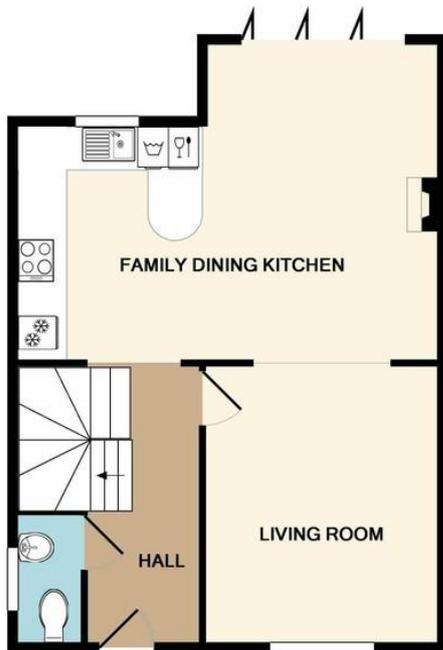
The second floor comprises of the master suite with a large double bedroom and ensuite shower room which includes a shower stall, wc and wash basin.

Outside the property there is parking for a vehicle directly outside the front of the property and across the courtyard is a brick built carport with wood feature beams which can house a second vehicle under shelter.

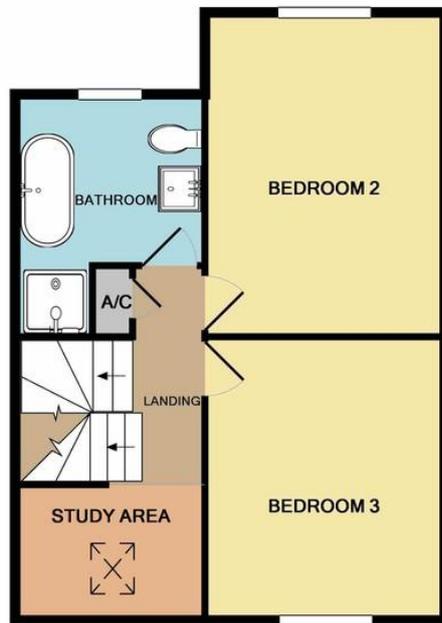
The property has underfloor heating through the ground floor and central heating throughout the remainder of the property which is mains gas. The underfloor heating is a smart system that self regulates so the house should remain at an ambient temperature all year round without interruption.

The property will be available unfurnished with window dressings included.

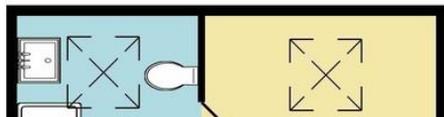
This truly is an exceptional property and it is highly recommended that you view early to avoid disappointment.



GROUND FLOOR

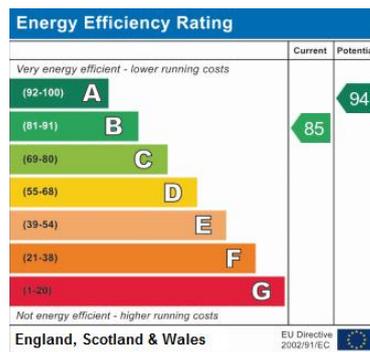


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2019





John German
 129 New Street, Burton-On-Trent, Staffordshire, DE14
 3QW
 01283 515123
 burton@johngerman.co.uk

Agents' Notes

As part of our application process, fees will become due for referencing, tenancy administration and inventory, these will be charged at the start of the Tenancy in addition to rent and deposit due. Fees may apply, for full details visit: <http://www.johngerman.co.uk/pages/tenant-fees>. These particulars do not constitute an offer or part of an offer or contract. The vendor does not make or give any Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our lettings details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. None of the services or appliances to the property have been tested.

Referral fees

We routinely refer our landlords and tenants to Let Alliance for insurance advice. It is your decision whether you choose to deal with Let Alliance. In making that decision, you should know that we receive 20% commission for insurance products sold which is worth approximately £45 per policy. Where we arrange for an APC to be provided on behalf of a client, we charge an administration fee of £96 which covers arranging the inspection, collection of keys (if necessary) and the survey. Of the total cost John German retains on average £30 to cover the administration of this process. If you require any financial advice we may refer you or the tenant to APR Money Limited for advice on mortgage products available. It is the decision of the landlord or tenant whether they choose to deal with APR Money Limited. In making that decision, you should know that we receive approximately £60 per referral from APR Money Limited.

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter | The London Office
JohnGerman.co.uk Sales and Lettings Agent