



MORTON SQUARE
1911

38 | POST OFFICE ROAD | ALREWAS | STAFFORDSHIRE | DE13 7BS

Downes
&
Daughters
ESTATE AGENCY



38

POST OFFICE ROAD | ALREWAS | STAFFORDSHIRE | DE13 7BS

£599,950

A Edwardian delight dating back to 1911 occupying an impressive plot at the heart of one of Staffordshire's most popular villages. Having undergone major refurbishment by the current owners and finished to their own exacting standards in a sympathetic style, preserving the historic charm of the building and blending it with some more contemporary twists. Flooded with natural light in every room, the internal accommodation extends to over 1,700 square feet as is laid out over just two floors. The welcoming entrance hall with a Minton tiled floor gives glimpses of the rooms awaiting you and a brief glimpse up to the attractive gallery landing gives a feeling of real grandeur to this delightful family home. The ground floor boasts two spacious reception rooms to the front of the property, one with real log burning stove, and a reconfiguration of the rooms to the rear has created a showpiece, triple aspect, kitchen diner and family room with large island, a modern ground floor shower room, utility and lean to/ storage room.

The first floor is equally impressive with all rooms radiating from the most elegant of double aspect gallery landings with ample space for study areas or libraries. The double aspect principal bedroom is yet another room flooded with natural light and the further two bedrooms are also very spacious double rooms. The opulent family bathroom has been finished to an exacting standard with a pleasant blend of period and more contemporary styles, boasting a roll top flat bottomed bath and a separate shower. The real treat lies outside with impressive gardens on three sides with an attractive mix of manicured shaped lawns, patio and gravel seating areas and a selection of established beds and borders boasting. The side private driveway and garden are ripe for further extension or garaging, subject to relevant planning consents.

Viewing essential to appreciate this gem of a period property and its highly desirable position



GROUND FLOOR

- Entrance Hallway With Minton Tiled Floor
- Formal Dining Room / Second Sitting Room With electric Log Burner
- Living Room With Log Burner
- Stunning Kitchen, Diner & Family Room
- Ground Floor Shower Room & WC
- Utility with plumbing for washer and dryer and stainless steel sink
- Lean to & Store Room





FIRST FLOOR

- Attractive Double Aspect Gallery Landing...
- With Possible Study & Library Areas
- Double Aspect Principal Bedroom
- Bedroom Two (fitted wardrobes)
- Bedroom Three
- Opulent Period Style Family Bathroom



WHY WE LOVE THIS HOUSE...

"We love the individual character of the house and its private, rural location within easy reach of all amenities."

OUTSIDE

- Impressive Gardens On Three Sides
- Private Driveway Parking
- Cottage side Garden
- Patio & Gravel Seating Areas
- Shaped Lawns
- Established Borders & Beds





- Large Timber Storage Shed
- Side Garden Ripe For Garaging Or Extension (subject to relevant planning consents)





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Total area: approx. 159.2 sq. metres (1713.7 sq. feet)

