



£282,500

3 Bedroom Semi-Detached House for sale  
33 Trent Avenue, Alrewas, Burton-On-Trent



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SALES AND LETTINGS





## Overview

The Larch at Green Acres is an attractive two storey house, offering modern living in a low maintenance home in this desirable village location.



## Key Features

- 8 year NHBC warranty remaining
- Open Plan Living Room/Kitchen
- French Doors To Garden
- Modern Shower Room & Downstairs WC
- Built-in Wardrobe To Bedroom 1
- Modern Kitchen - Integrated Appliances
- Enclosed Garden With Patio & Shed
- Parking For Two Vehicles
- Walking Distance To Village Amenities
- Sought After Village Location









The Larch at Green Acres awaits, promising a lifestyle of modern comfort and convenience. **BOOK YOUR VIEWING NOW!**

The property has an open plan ground floor layout ideal for entertaining. The open-plan layout is bathed in natural light streaming through French doors, creates a welcoming atmosphere.. A contemporary kitchen fitted with integrated appliances provides ample cooking space. There is also a downstairs WC and a large storage cupboard for practicality.

Ascend to the upper level, where two generously proportioned double bedrooms, a third single bedroom, and a well-appointed shower room awaits. Bedroom one boasts the added luxury of a built-in wardrobe.

To the rear, a paved patio area offers a delightful spot for al fresco dining and entertaining. Adjacent, a gravelled area houses a shed which is included in the sale, ensuring you have all the storage you need. Beyond lies a beautifully manicured garden with a lush lawn



Alrewas, a charming village, offers a wealth of amenities including hairdressers, take-aways, choice of pubs and restaurants, with even more comprehensive facilities available in nearby Lichfield, Burton upon Trent, and Derby. Commuting is a breeze, with rail links in Lichfield connecting you to Birmingham and London, and easy access to airports at East Midlands and Birmingham International.

This home is freehold tenure - Service charge - £309 per year





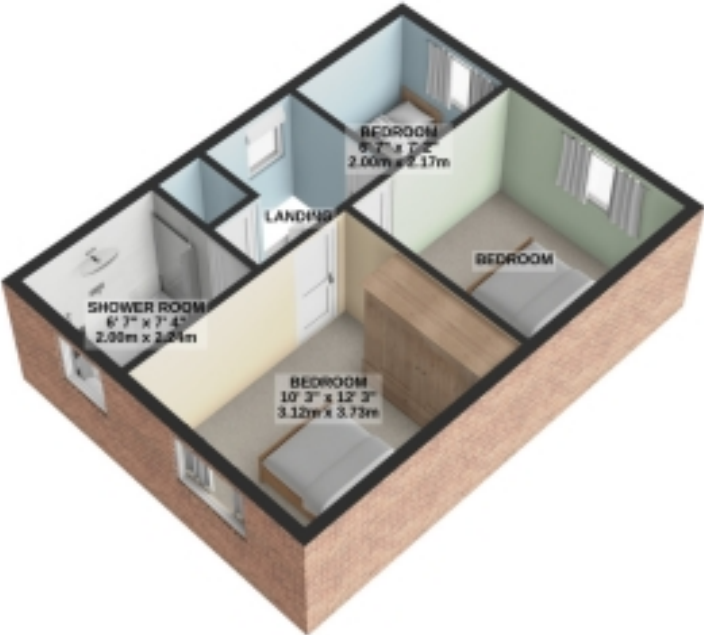


# Floorplans

GROUND FLOOR  
372 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



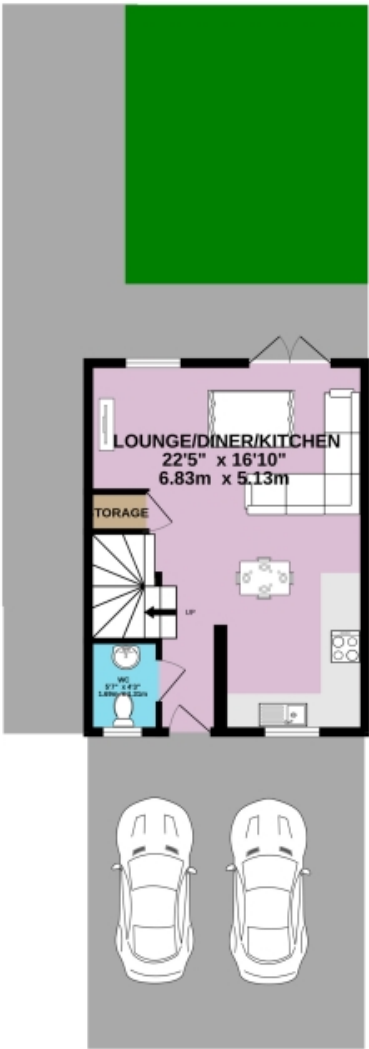
TOTAL FLOOR AREA : 749 sq.ft. (69.6 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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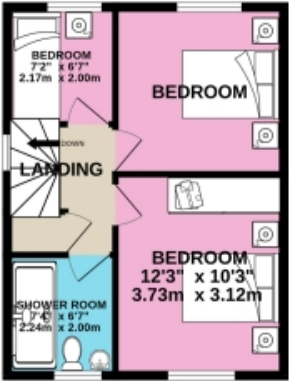


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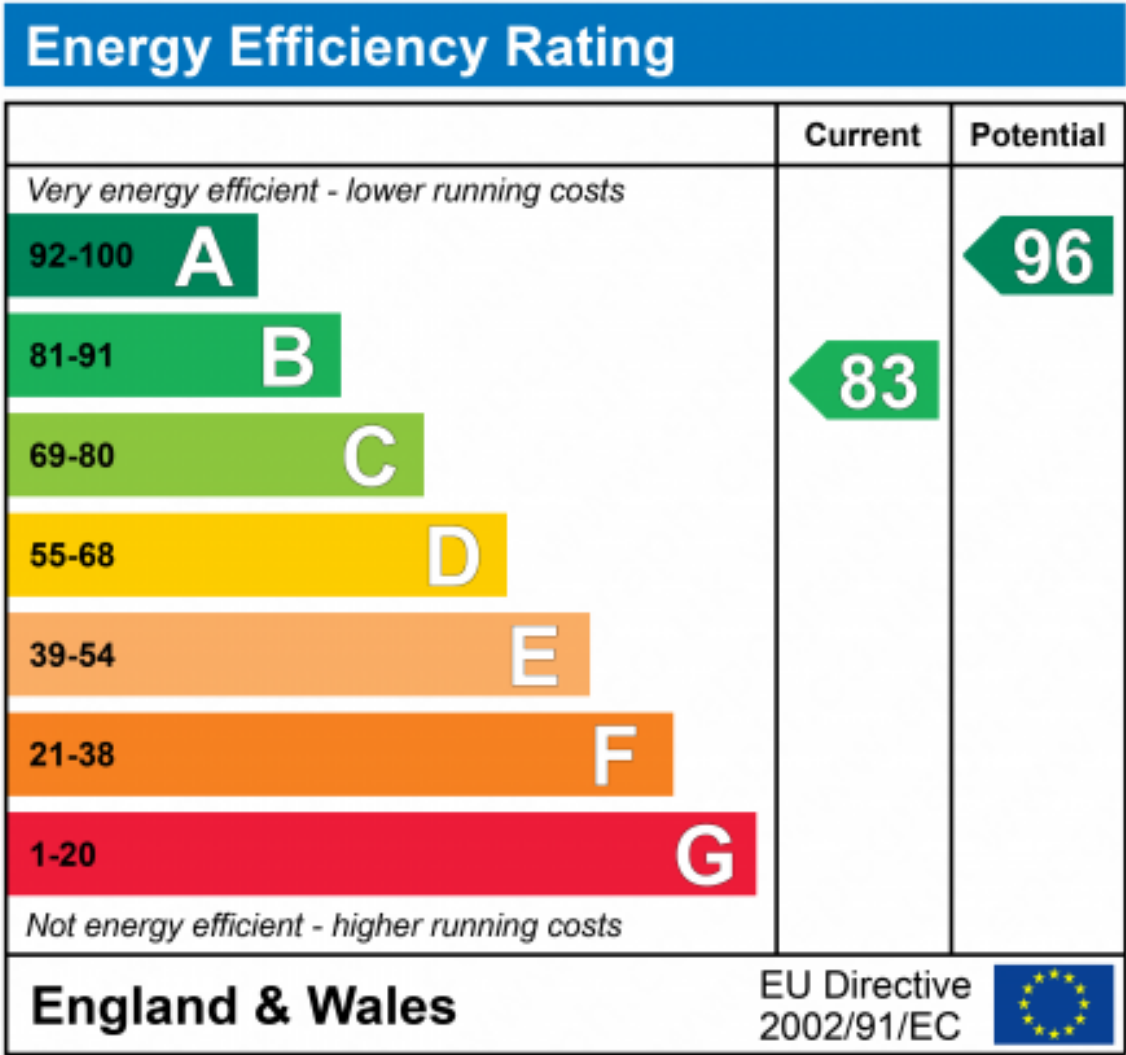


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.

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