Rykneld Street, Alrewas, DE13 7AX

Nicholas Humphreys

Asking Price £235,000

** Village Location ** No Upward Chain ** 3 Generous Bedrooms **

A traditional three-bedroom semi-detached home occupying a generous plot within the ever-popular village of Alrewas.

Set behind an extensive driveway with detached garage and attractive rear garden, the property offers spacious accommodation including a bay-fronted lounge with log-burning stove, dining kitchen, conservatory, ground floor wet room, guest cloakroom. The first-floor has a shower room and three generously sized bedrooms.

Offered for sale with no upward chain and immediate vacant possession, the property enjoys excellent access to local amenities, village pubs and the A38 road network. An internal inspection is highly recommended.

The Accommodation

Situated within the highly sought-after village of Alrewas, this traditional semi-detached home enjoys a generous plot, being set back from the road behind an extensive tarmac driveway providing ample off-road parking for a variety of vehicles and leading to a detached single garage. Offered for sale with no upward chain and immediate vacant possession, the property presents an excellent opportunity for purchasers seeking a well-proportioned home within this desirable village location.

The accommodation is entered via a uPVC double-glazed front entrance door leading into an enclosed entrance porch with tiled flooring. A glazed internal door opens into the welcoming reception hallway, retaining its original quarry tiled floor, with a double radiator and staircase rising to the first-floor accommodation.

Positioned to the front elevation, the spacious lounge enjoys a walk-in uPVC double-glazed bay window allowing an abundance of natural light. The focal point of the room is the attractive log-burning stove set within a feature brick fireplace with tiled hearth, complemented by a double radiator and an internal door leading through to the dining kitchen.

The dining kitchen offers a range of fitted base units with preparation work surfaces incorporating a stainless steel sink unit, cooker space with gas point and further freestanding appliance spaces. There is ample room for a dining table, a double radiator and a useful walk-in understairs storage cupboard with side single glazed window. From the kitchen, a rear lobby provides access to the conservatory and the ground floor guest cloakroom, fitted with a low-level WC and housing the wall-mounted gas-fired combination boiler supplying the domestic hot water and central heating system.

The conservatory enjoys views over the rear garden with uPVC double-glazed windows, a polycarbonate roof, radiator and plumbing for a washing machine. Timber doors provide access to both the side driveway and the rear garden. Adjacent to the conservatory is a useful ground floor wet room, fitted with an electric shower, self-draining floor and complementary tiled walls.

To the first floor, the landing has a side-facing uPVC double-glazed window and access to the loft space. The principal bedroom is positioned to the front elevation, benefiting from a built-in storage cupboard, original feature fireplace and double radiator. There are two further well-proportioned bedrooms, including a generous rear-facing double bedroom and a spacious front-facing single bedroom. Completing the accommodation is the first-floor shower room, fitted with a low-level WC, hand wash basin and electric shower over a self-draining shower floor, together with a radiator, electric wall heater and uPVC double-glazed window.

Outside, the property continues to impress with a generous rear garden comprising a paved patio seating area leading onto a lawned garden with fenced boundaries and timber garden sheds. A detached single garage provides further storage or secure parking, while the extensive driveway offers excellent parking for several vehicles.

Alrewas is a highly regarded village offering a wealth of local amenities including shops, public houses, cafés and highly regarded schools, together with excellent access to the A38 providing convenient links to Burton upon Trent, Lichfield, Derby and the wider motorway network.

The property is offered for sale with no upward chain and immediate vacant possession. Early viewing is highly recommended and is strictly by appointment only.

Front Porch

Hallway

Lounge
4.65m max x 4.50m max (15'3 max x 14'9 max)

Kitchen Diner
3.33m x 2.79m (10'11 x 9'2)

Guest Cloakroom

Conservatory
4.52m x 2.18m (14'10 x 7'2)

Wet Room

First Floor

Bedroom One
4.06m x 3.20m (13'4 x 10'6)

Bedroom Two
3.43m x 3.20m (11'3 x 10'6)

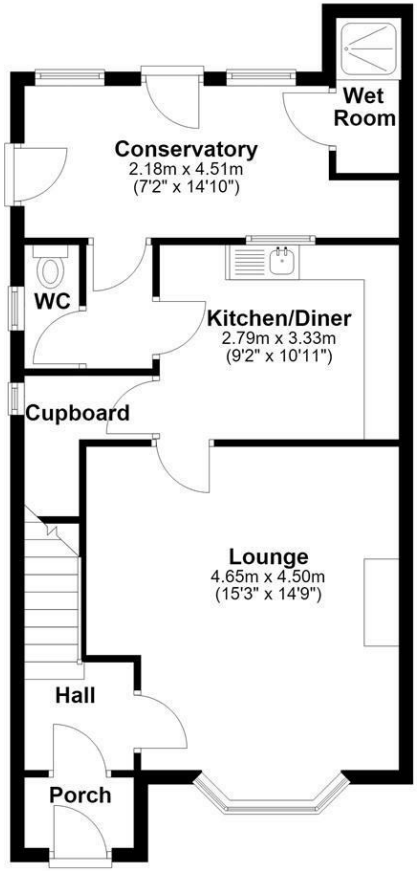
Bedroom Three
2.79m x 2.18m (9'2 x 7'2)

Shower Room
2.18m x 1.63m (7'2 x 5'4)

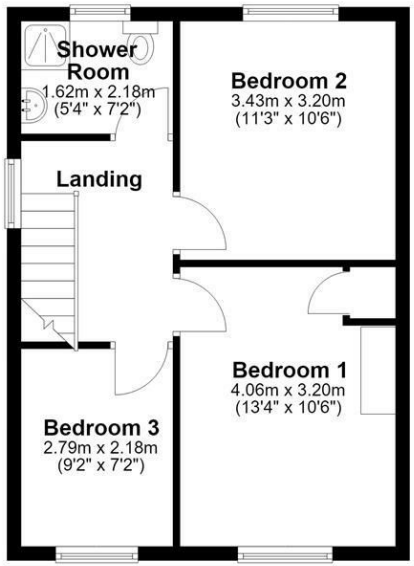
Property construction: Traditional
Parking: Drive & Garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: B
Local Authority: Lichfield
Broadband type: TBC - See Ofcom link for speed: https://checker.ofcom.org.uk/ Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Useful Websites: www.gov.uk/government/organisations/environment-agency
An on-site management fee may apply to all modern or new developments.

Anti-Money Laundering (AML) Requirements
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via “Thirdfort” and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.
Please ensure you have viewed the agent’s full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Draft details awaiting vendor approval and subject to change

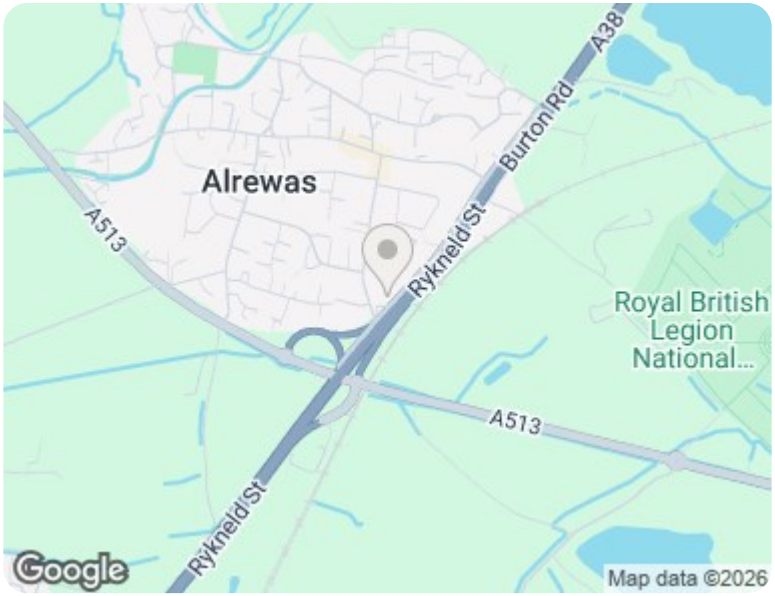
Ground Floor

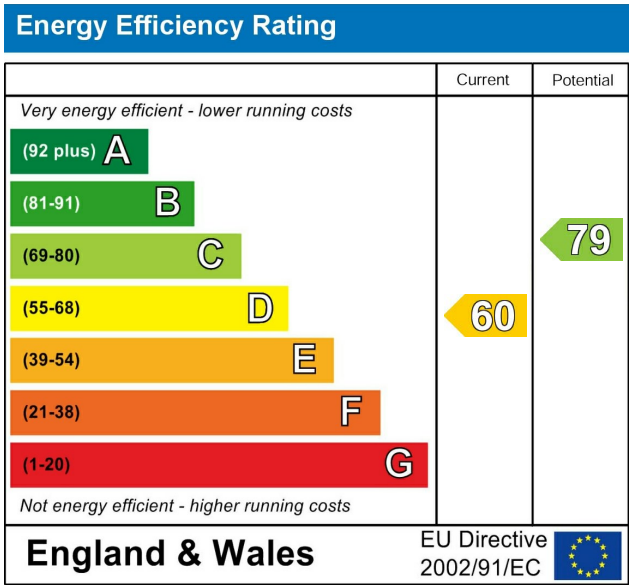


First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.





This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

Important Notes, Charges & Selective Licence Areas

Council Tax Band B **Freehold**

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. From January 2027 Streets added are Anglesey Road, Derby Street, Horninglow Road, Thornley Street, Belvedere Road, Edward Street, Oak Street, Victoria Crescent, Byrkley Street, High Street, Princess Street, Wetmore Road, Calais Road, Horninglow Rd North, Shobnall Road and Wyggeston Street. A license fee for application will be payable and work to the home maybe required. Full information: https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme