

HUNTERS®

HERE TO GET *you* THERE



Selwyn Road

Burntwood, WS7 9HU

Offers In Excess Of £315,000



Council Tax: C



- BEAUTIFULLY WELL PRESENTED MODERN MID TERRACED HOUSE
- EN-SUITE TO MASTER BEDROOM
- FITTED KITCHEN WITH APPLIANCES
- FAMILY BATHROOM, GUEST W.C.
- ENCLOSED REAR GARDEN

- THREE DOUBLE BEDROOMS
- LOUNGE WITH FEATURE FIREPLACE
- DINING ROOM/STUDY
- DOUBLE GLAZING & GAS CENTRAL HEATING
- GARAGE AND DRIVEWAY PARKING



Hunters Burntwood are pleased to offer For Sale this premium, beautifully well presented terraced property which is situated on the Popular St Matthews estate. The property which has the benefit of sealed unit double glazing and gas radiator central heating briefly comprises: entrance hall, guest cloakroom, lounge with feature fireplace, dining room/study, fitted kitchen with appliances, landing, three double bedrooms (two with fitted wardrobes), ensuite shower room to bedroom 1 and family bathroom. Outside, the property overlooks an attractive green to the front and has an enclosed rear garden. There is also a garage and drive situated to the side of the adjoining property.

HALL

having a sealed unit double glazed entrance door, radiator with cover, wood effect flooring, understairs storage cupboard and stairway to the first floor.

LOUNGE

13'11" x 11'2" (4.24m x 3.40m)
having sealed unit double glazed French doors with windows to either side, feature fire surround with inset Living Flame gas fire, TV aerial socket, double panel radiator and wood effect floor.

KITCHEN

10'6" x 9'3" (3.20m x 2.82m)
fitted with a matching range of base, drawer and wall mounted units. work surface incorporating a 1 1/2 bowl sink top and drainer, ceramic tiled splashbacks, Leisure electric double oven, 4 ring induction hob with cooker hood above, contemporary radiator, space & plumbing for an automatic washing machine, space for a fridge freezer, cupboard containing the GlowWorm central heating boiler, wood effect floor and sealed unit double glazed rear window.

DINING ROOM/STUDY

9'7" x 7'8" (2.92m x 2.34m)
with a sealed unit double glazed front window and radiator.

GUEST CLOAKROOM

fitted with a low flush W.C., hand basin with cupboard beneath & tiled splashback, radiator and sealed unit double glazed front window.

LANDING

having a ceiling hatch to the roof space, radiator with radiator cover and the airing cupboard containing the hot water cylinder and shelving

BEDROOM 1

14'2" x 9'7" (4.32m x 2.92m)
having sealed unit double glazed French Doors leading to a Balcony, additional sealed unit double glazed front window, double panel radiator and double wardrobe with hanging rail & shelving.

ENSUITE

fitted with a white suite incorporating a shower cubicle with mains shower and wall panelling, low level W.C., hand basin with cupboard beneath, shaver socket, extractor fan, radiator and sealed unit double glazed front window.

BEDROOM 2

10'10" (max) x 9'4" (3.30m (max) x 2.84m)
having a sealed unit double glazed rear window and radiator.

BEDROOM 3

11'5" x 8'0" (3.48m x 2.44m)

with sealed unit double glazed rear window, radiator and fitted wardrobe with hanging rail and shelving.

BATHROOM

fitted with a white suite incorporating a panel bath with mixer tap shower attachment, low level W.C., pedestal hand basin, ceramic tiled splashbacks, shaver socket, radiator and extractor fan.

GARAGE & DRIVEWAY

16'11" x 8'7" (5.16m x 2.62m)

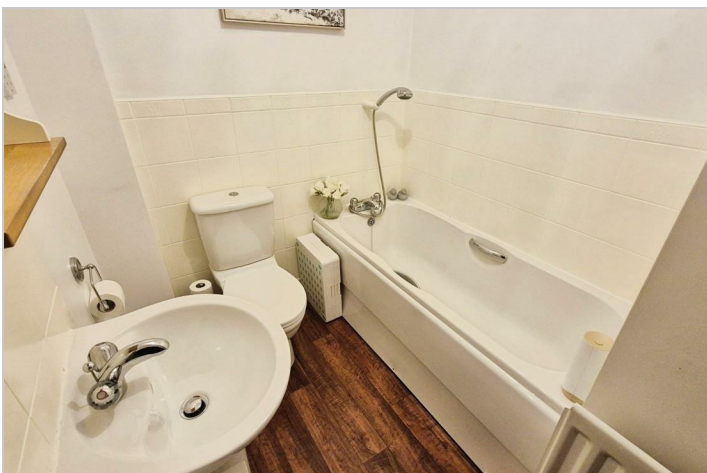
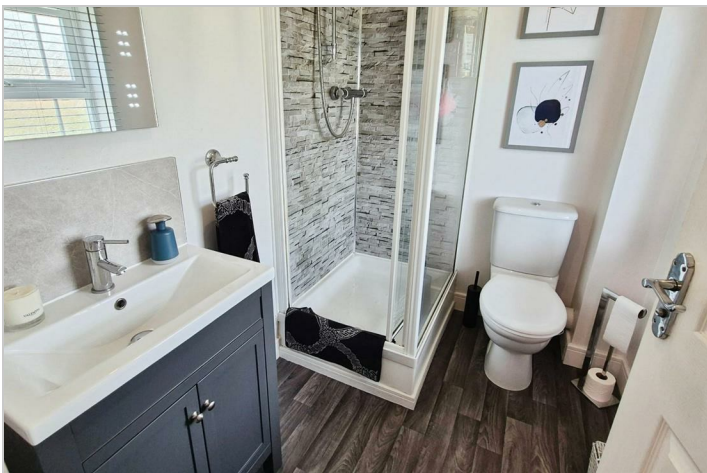
The garage and driveway sit privately with an up-and-over garage door that opens to a single garage, fitted with lighting, power and rafter storage.

OUTSIDE

the property sits overlooking an attractive green and has low level wrought iron fence, a paved path with shrub beds to either side leads to the front entrance. At the rear the garden is enclosed by fencing and has a paved patio area, gravel area, paved and gravel paths to either side of the artificial lawn, external light point, cold water tap & gate providing rear access.

ESTATE MANAGEMENT

This property and the surrounding five properties are part of a company (Chapel View Maintenance), with discretionary decisions made jointly between all members to decide how much is owed for the general maintenance and upkeep of the immediate area. We have been advised that on average it varies between £150 - £250 per year.



Road Map



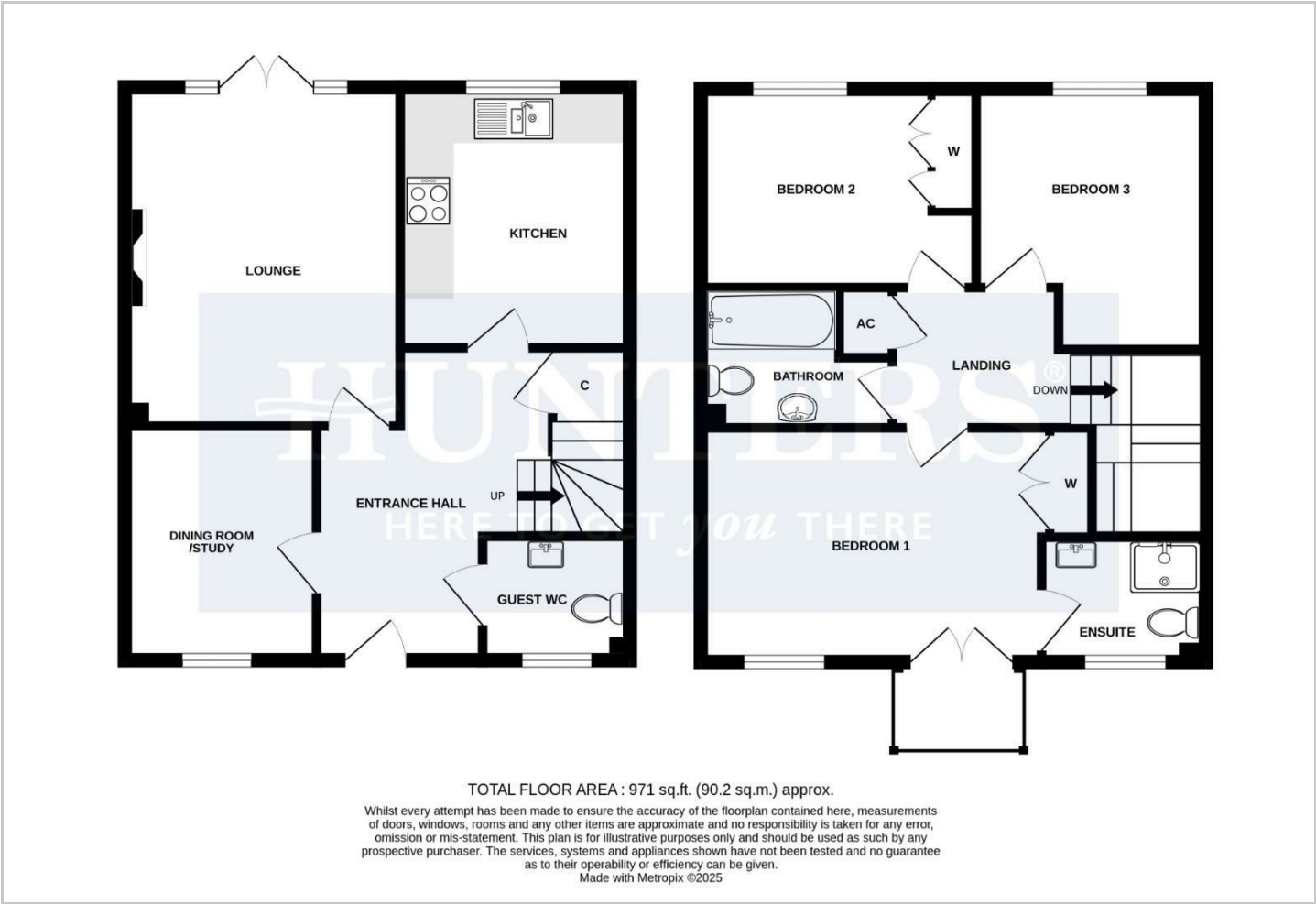
Hybrid Map



Terrain Map



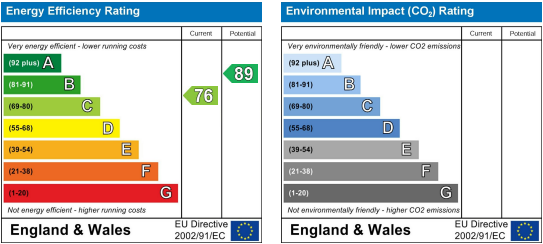
Floor Plan



Viewing

Please contact our Hunters Burntwood Office on 01543 677776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.