

HUNTERS[®]

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Selwyn Close

Alrewas, DE13 7DR

Guide Price £565,000



Council Tax: D



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Entrance Hallway

accessed via a composite front entrance door with a complimentary side glass panel and having a useful storage cupboard. Three ceiling light points, loft access via a fitted ladder, two radiators, laminate flooring and a coir entrance mat

Living Room

having a ceiling light point, radiator and a UPVC double-glazed bay window to the front aspect

Open Plan Dining Kitchen

fitted with a range of wall and base mounted units in sage green, marble work surfaces with integrated drainer, acrylic sink and a half and co-ordinating upstands. Brand new integrated appliances include an electric oven, microwave and warming drawer, induction hob with extractor hood above, fridge-freezer, dishwasher and a washing machine. Inset ceiling spotlights, vertical radiator, radiator, laminate flooring, two UPVC double-glazed windows to the rear aspect and UPVC double-glazed French doors into the rear garden

Master Bedroom

having a ceiling light point, loft access for utilities, radiator and a UPVC double-glazed window to the front aspect. Door into the

En-suite

having a double walk-in cubicle with a mains powered overhead rainfall shower fitment, vanity hand wash basin with an illuminated mirror above and a close-coupled WC. Inset ceiling spotlights, extractor fan, Porcelanosa tiles to walls, towel radiator, laminate flooring and a UPVC double-glazed window to the side aspect

Bedroom Two

having a ceiling light point, loft access for utilities, radiator and a UPVC double-glazed window to the rear aspect

Bedroom Three

having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Family Shower Room

having a double walk-in cubicle with a mains powered overhead rainfall shower fitment, vanity hand wash basin with a fitted illuminated mirror above and a close-coupled WC. Inset ceiling spotlights, extractor fan, Porcelanosa tiles to walls, towel radiator, laminate flooring and a UPVC double-glazed window to the side aspect

Outside

the property is located on a corner plot positioned at the end of a cul-de-sac and has ample off road parking with a stoned driveway, lawn and a DETACHED SINGLE GARAGE

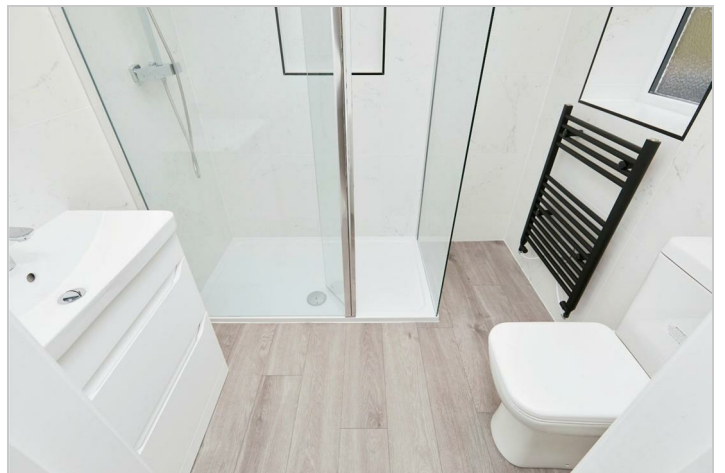
the fully enclosed, landscaped rear garden has a porcelain paved patio seating area, lawn with raised timber borders, screen fencing and a useful outside water tap, there is also a porcelain paved pathway down the side of the property and a pedestrian timber gate giving access to the front garden.

the side of the property has a bark area, a paved shed base and a paved pathway with a timber pedestrian gate giving access to the front driveway. There is also access to the DETACHED GARAGE via a personnel door which has overhead storage, light, power and an electric roller shutter door which is remote controlled

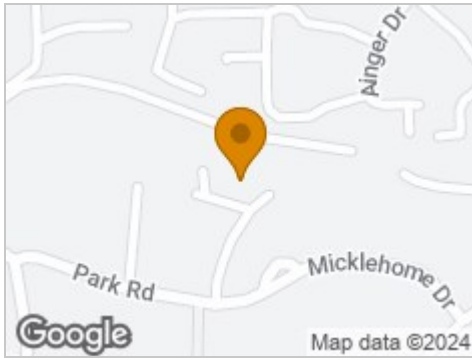
Tel: 01543 419000

AGENTS NOTE

The property benefits from Solar Panels at the rear which we are advised by the seller are owned outright. Details about the potential income and savings are available upon request



Road Map



Hybrid Map



Terrain Map



Floor Plan



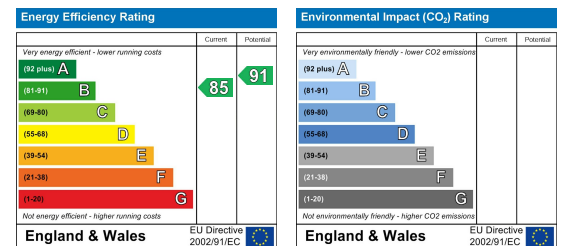
Total floor area 107.0 m² (1,152 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Viewing

Please contact our Hunters Lichfield Office on 01543 419000 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.
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