

HUNTERS[®]

HERE TO GET *you* THERE



Selwyn Close

Alrewas, Burton-On-Trent, DE13 7DR

£375,000



Council Tax: D



6 Selwyn Close

Alrewas, Burton-On-Trent, DE13 7DR

£375,000



Entrance Porch

accessed via a composite front entrance door and having a wall light point, coving and double-doors into the

Living Room

a good sized room offering some versatility to create an additional hallway or dining space. Having a wall mounted electric fire suite, coving, four wall light points, two radiators and a UPVC double-glazed bay window to the front aspect

Inner Hallway

having two fitted storage cupboards providing ample hanging and shelving space. Ceiling light point, loft access, coving and a radiator. Access to all further accommodation

Kitchen

fitted with a range of wall and base units with roll top work surfaces and an inset acrylic sink and a half with drainer. Gas cooker with hob and extractor hood above, space for a dishwasher and a fridge-freezer and further appliance space with plumbing for a washing machine. Ceiling light point, coving, part tiling to walls, radiator, UPVC double-glazed window overlooking the rear garden and a UPVC double-glazed door to the side

Bedroom Two/Dining Room

used currently as a dining room and having a ceiling light point, ceiling light fan, coving, radiator, UPVC double-glazed door to the rear garden and open access into the

Conservatory

being constructed of brick and UPVC double-glazed

units and having a ceiling light fan, radiator, tiled floor and UPVC double-glazed French doors into the rear garden

Shower Room

having a double-walk in cubicle with an electric overhead shower fitment, vanity hand wash basin and a vanity WC. Inset ceiling spotlights, extractor fan, coving, fully tiled walls, towel radiator, vinyl flooring and a UPVC double-glazed window to the side aspect

Bedroom One

having a ceiling light fan, coving, two bedside wall light fitments, radiator and a UPVC double-glazed window overlooking the conservatory. Door into the

Garage Room

the rear of the garage has been modified into a room providing a utility/storage space and has a ceiling strip light, loft access, coving, fitted storage units and a door into the front part of the garage

Outside

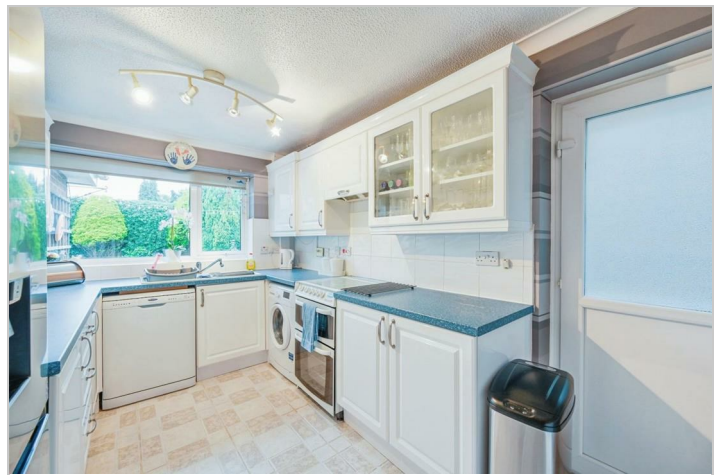
the property is set back from the road with a lawn and a block paved driveway providing off road parking which also leads to the GARAGE via an up and over door. There is also a pedestrian gate giving access to the side of the property

the fully enclosed rear garden has a block paved patio with well established shrubs and trees and a low maintenance pebbled area. There is a useful garden shed, screen fencing and an outside water tap

AGENTS NOTE

Tel: 01543 419000

a grant of probate will be required on this property
before a sale is able to complete



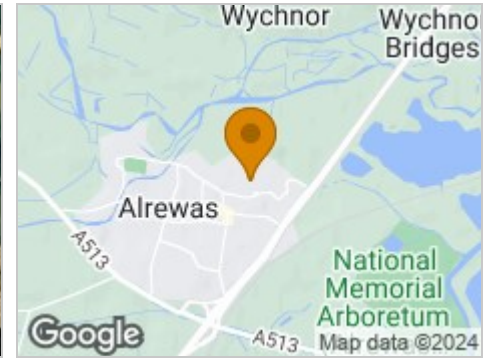
Road Map



Hybrid Map



Terrain Map



Floor Plan



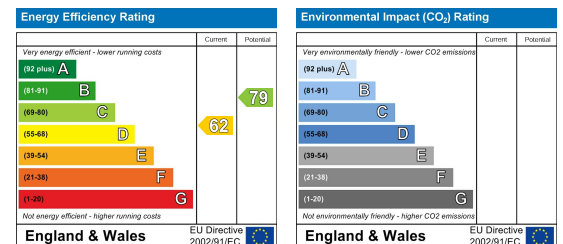
Total floor area 79.3 m² (853 sq.ft.) approx

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).
Powered by www.focalagent.com

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.
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.