



Selwyn Road  
St Matthews, Burntwood



# Selwyn Road Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented three bedroom mid terraced house, finished to a show home standard and situated on the sought after, prestigious St Matthews development.

The property features a spacious lounge, modern fitted kitchen-diner, reception hall and guest w/c on the ground floor. Upstairs are three well proportioned bedrooms with new en-suite to the master, a new modern fitted bathroom and landing with access to the part boarded loft via a pull down ladder.

Externally the property offers a charming private rear garden, single garage with driveway in front for one/two cars.

The property has been freshly decorated and benefits from new flooring throughout, new sink and work tops in the kitchen plus a new boiler

The St Matthews estate is just outside of Burntwood and is well placed to take full advantage of local shopping facilities available in Burntwood, together with a range of further facilities including doctors surgery, superstore, good local schooling, and excellent leisure facilities. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network, and there are both Cross and Inter City railway lines available from Lichfield Cathedral City with its tourist links and Garrick Theatre, being approximately 4 miles away.

## RECEPTION HALL:

Front entrance door, feature tiled flooring, ceiling light point, doors to lounge and guest w/c.

## LOUNGE:

4.96m (16'3") max x 3.83m (12'7") plus stairs  
Feature fireplace with fitted coal effect gas fire set upon a raised hearth with contemporary surround, carpeted flooring, coving, TV & phone sockets, ceiling light points, stairs to first floor and door to kitchen-diner.

## KITCHEN-DINER:

4.65m (15'3") x 2.78m (9'1")  
Range of matching wall and base units incorporating display cabinets, cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, oven and 4 ring hob with extractor fan, space and plumbing for further appliances, useful storage cupboard, recessed spot lighting, porcelain tiled flooring, window and French doors to the garden.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and useful storage cupboard.

## MASTER BEDROOM:

3.69m (12'1") max x 2.67m (8'9")  
Laminate flooring, radiator, ceiling light point, door to en-suite and window to front.

## EN-SUITE:

New fitted suite comprising: walk in shower cubicle, cabinet wash hand basin, low level WC, wall and floor tiling, heated chrome towel rail, extractor fan.

## BEDROOM TWO:

3.16m (10'4") x 2.62m (8'7") max  
Built in wardrobe, carpeted flooring, ceiling light point, radiator, window to rear.





### **BEDROOM THREE:**

2.57m (8'5") x 1.93m (6'4")

Carpeted flooring, window to front, ceiling light points and radiator.

### **FAMILY BATHROOM:**

White suite comprising: bath, pedestal wash hand basin, heated to, W/C, wall tiling, vinyl flooring, ceiling light point and window to rear.

### **VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

### **DISCLAIMER:**

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