



27 Selwyn Crescent AL10 9NL  
Offers Over £625,000



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Situated on a larger than average plot in the ever popular "Ellenbrook" area, with great access to road links and green space, is this extended bay fronted semi-detached family home offered with no onward chain.

This delightful character family home is situated close to "Ellenbrook Fields" and parkland, the accommodation comprises of entrance porch, entrance hall, lounge, sitting room, kitchen/dining room, conservatory, three bedrooms and a bathroom. The house is triple glazed and has gas radiator central heating.

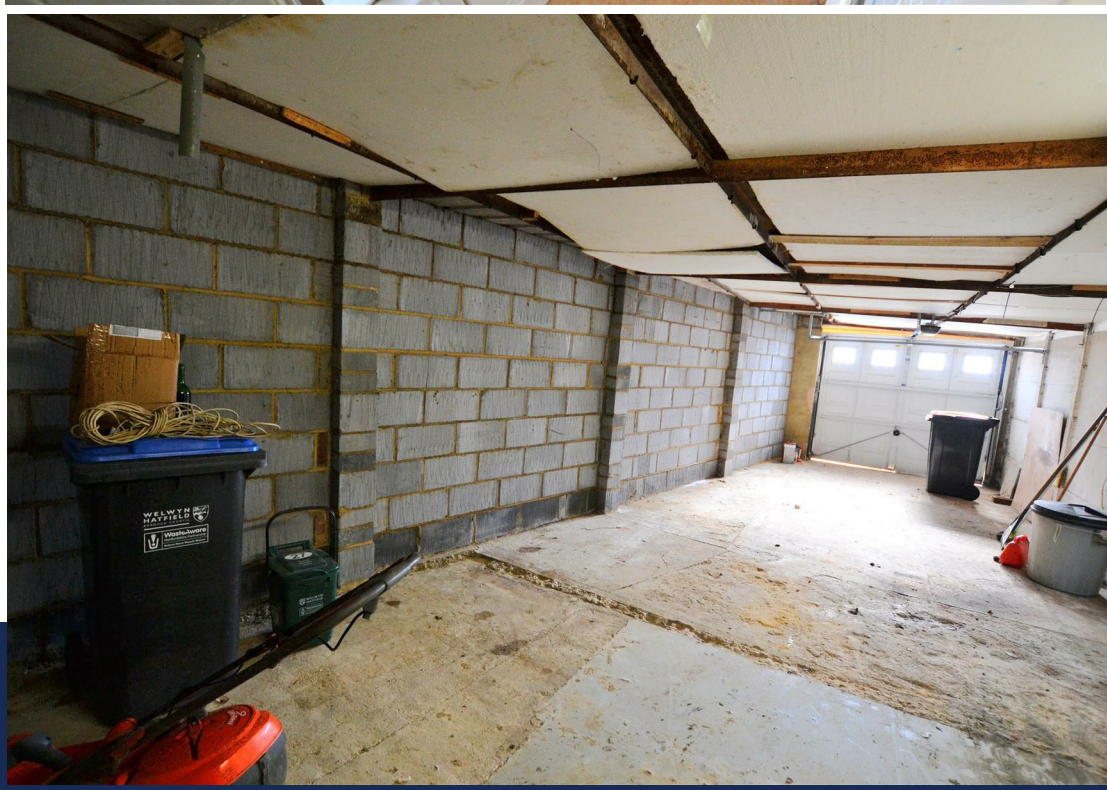
Outside there is an established garden to the front, the rear garden is also very mature and established and faces westerly, it fans out to the foot of the garden making it larger than most in the street. There is a driveway to the front which gives access to the garage.

Immediate vacant possession, early viewing strongly recommended. Please call us on 01707 270777











#### Entrance Porch

Double glazed entrance door to front, windows to side, door to:

#### Entrance Hall

Stairs to first floor with storage under, radiator, door to:

#### Lounge

11'2 x 12'4

Double glazed bay window to front, radiator, gas fire with tiled surrounds and hearth.

#### Dining Room

11'3 x 11'2

Radiator, opening to kitchen/diner.

#### Conservatory

9'10 x 15'10

Double glazed windows to sides and rear, French doors to rear, radiator, tiled floor, power points.

#### Kitchen/diner

10 x 17'9

Fitted range of wall and base units, complimentary work surfaces and tiled splash backs, inset twin bowl sink/drainers with mixer tap, inset 4 ring gas hob with integrated extractor hood over and double oven under, tiled floor, radiator, patio doors leading to the conservatory, internal double glazed window to conservatory, opening to dining room and utility room.

#### Utility Room

8 x 7

space for appliances with work surface over, wall units, central heating controls, wall mounted gas fired boiler, triple glazed window and door to side.

#### Landing

Access to loft, triple glazed window to side, door to:

#### Bedroom One

11'9 x 11'3

Double glazed bay window to front, radiator, two double built in wardrobes.

#### Bedroom Two

11'3 x 11'3

Triple glazed bay window to rear, radiator, full width fitted wardrobes, built in cupboard.

#### Bedroom Three

7'6 x 7'2

Triple glazed window to front, radiator.

#### Bathroom

Comprising of panel enclosed bath with mixer tap, shower over and folding glazed screen, pedestal wash hand basin with mixer tap, complimentary tiling, radiator/heated towel rail, triple glazed window to rear.

#### Separate Wc

Wc, wood effect flooring, triple glazed window to rear.

#### Front Garden

Lawn, mature flower beds, shrubs and evergreens.

#### Westerly Facing Rear Garden

Mainly laid to lawn, mature flower and shrub beds, various bushes and evergreens, water tap, light, covered side access to the front and access to garage.

#### Driveway

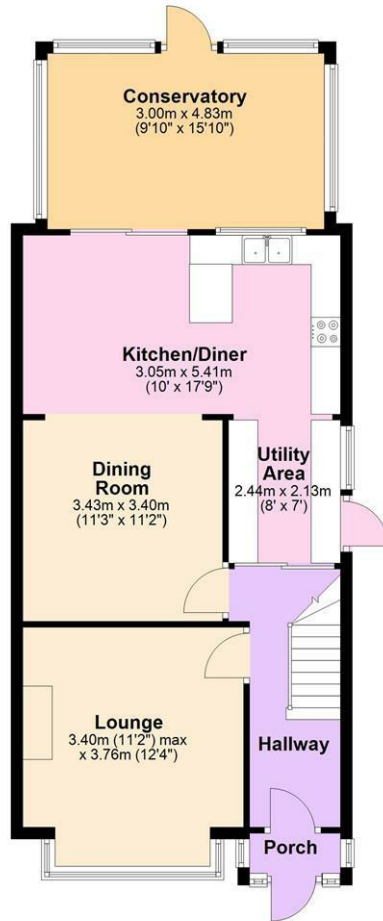
Bloc paved and providing private off street parking for several vehicles, access to the garage, gate leading to the rear garden.

#### Tandem Garage

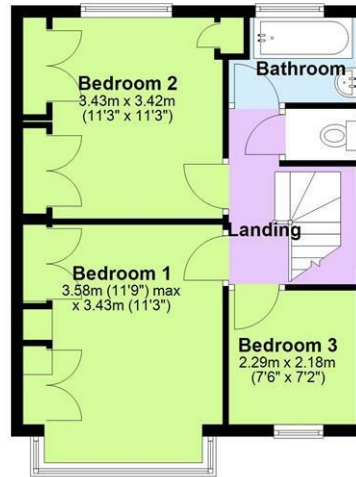
31'7 x 13'05

Personal door to side, power and light, up and over door to front.

**Ground Floor**  
Approx. 72.3 sq. metres (778.3 sq. feet)



**First Floor**  
Approx. 39.8 sq. metres (428.5 sq. feet)

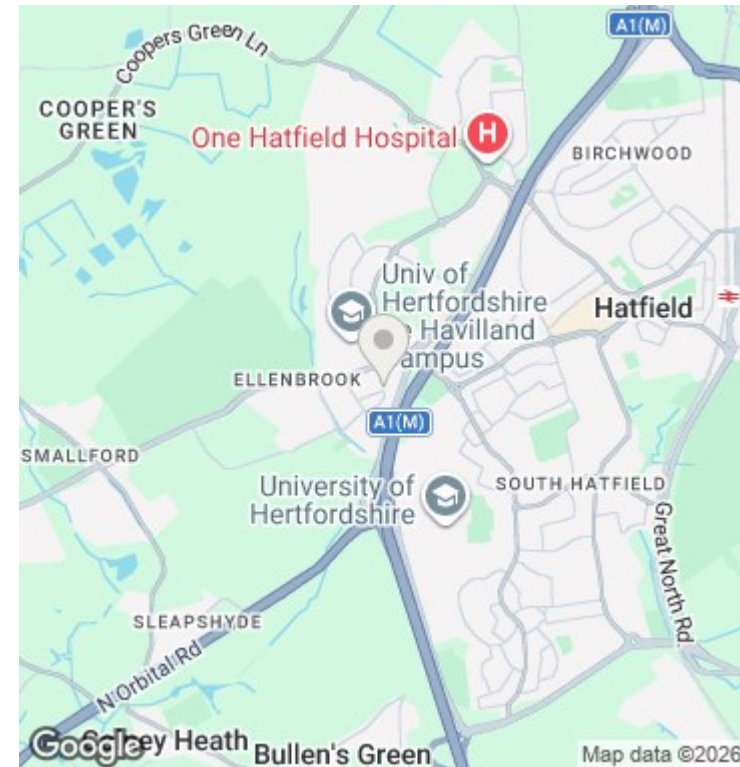


Total area: approx. 112.1 sq. metres (1206.7 sq. feet)



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
- 3: Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
- 4: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
- 5: To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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