

HUNTERS®

HERE TO GET *you* THERE



Selwyn Road
Burntwood, WS7 9HU

£230,000



Council Tax: B



- **FREEHOLD SEMI DETACHED HOUSE**
- **THREE BEDROOMS, EN-SUITE TO BED 1**
- **KITCHEN**
- **DOUBLE GLAZING, GAS CENTRAL HEATING**
- **ENCLOSED REAR GARDEN**

- **IN NEED OF IMPROVEMENT**
- **LOUNGE, DINING ROOM**
- **GUEST CLOAKROOM, BATHROOM**
- **GARAGE, DRIVEWAY PARKING**
- **NO UPWARD CHAIN**



NOTICE OF OFFER

Property Address: 39 Selwyn Road, Burntwood, WS7 9HU

We advise that an offer has been made for the above property in the sum of £230,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: Hunters, 1 Bridge Cross Road, Burntwood WS7 2BU

Agents Telephone Number: 01543 677776

Hunters Burntwood are pleased to offer For Sale this Freehold semi detached house which is situated on the popular St. Matthews Estate and is offered with No Upward Chain. The property has the benefit of double glazing and gas central heating and in brief comprises: entrance hall, lounge with feature fireplace, dining room, guest cloakroom, kitchen, landing, three bedrooms, en-suite to bedroom 1 and bathroom. Outside is a garage(currently converted to a store & office) and an enclosed rear garden

HALL

having a sealed unit double glazed front door, sealed unit double glazed side window, radiator, laminate floor and stairs to the first floor.

LOUNGE

13'7" x 12'3" (4.14m x 3.73m)
with a sealed unit double glazed front window, feature fire place with coal effect electric fire, double panel radiator, TV aerial point and telephone point.

GROUND FLOOR CLOAKROOM

fitted with a white suite incorporating a low flush W.C., pedestal hand basin with tiled splashback radiator and extractor fan.

DINING ROOM

8'7" (11'10" max) x 7'10" (2.62m (3.61m max) x 2.39m)
having sealed unit double glazed French doors, laminate floor, two double panel radiators and understairs storage cupboard.

KITCHEN

8'8" x 7'4" (2.64m x 2.24m)
fitted with base, drawer and wall mounted units, 1 1/2 bowl sink top, 4 ring gas hob with cooker hood above, electric oven, space & plumbing for an automatic washing machine, space for fridge, tiled splashbacks and sealed unit double glazed rear window.

LANDING

with a sealed unit double glazed side window, ceiling hatch to the roof space with retractable ladder, airing cupboard with gas combination boiler.

BEDROOM 1

10'7" x 9'0" (3.23m x 2.74m)
having a sealed unit double glazed front window, radiator, double & single wardrobes.

ENSUITE

fitted with a white suite incorporating a low flush W.C., pedestal hand basin with tiled splashbacks, shower cubicle with electric shower & ceramic tiled walls, radiator and extractor fan.

BEDROOM 2

9'3" x 9'0" (2.82m x 2.74m)
with a sealed unit double glazed rear window and radiator.

BEDROOM 3

7'10" x 6'3" (2.39m x 1.91m)
with a sealed unit double glazed front window, radiator, double wardrobe with hanging rail and shelving.

BATHROOM

incorporating a bath with mains shower and screen, panelled walls above, pedestal hand basin, low flush W.C., radiator, extractor and sealed unit double glazed rear window.

GARAGE

Currently converted into two storage areas & having an up & over entrance door, light & power points, double glazed side door and sealed unit double glazed rear window.

OUTSIDE

To the front, the property is set back from the road, behind front garden with paved path to the front entrance and tarmac drive which provides off road parking and giving access to the garage and gate to the enclosed rear garden, which has paved a slate chipped areas.

ADDITIONAL NOTE

Please be aware that all services/appliances have not and will not be tested prior to the property being purchased.



Road Map



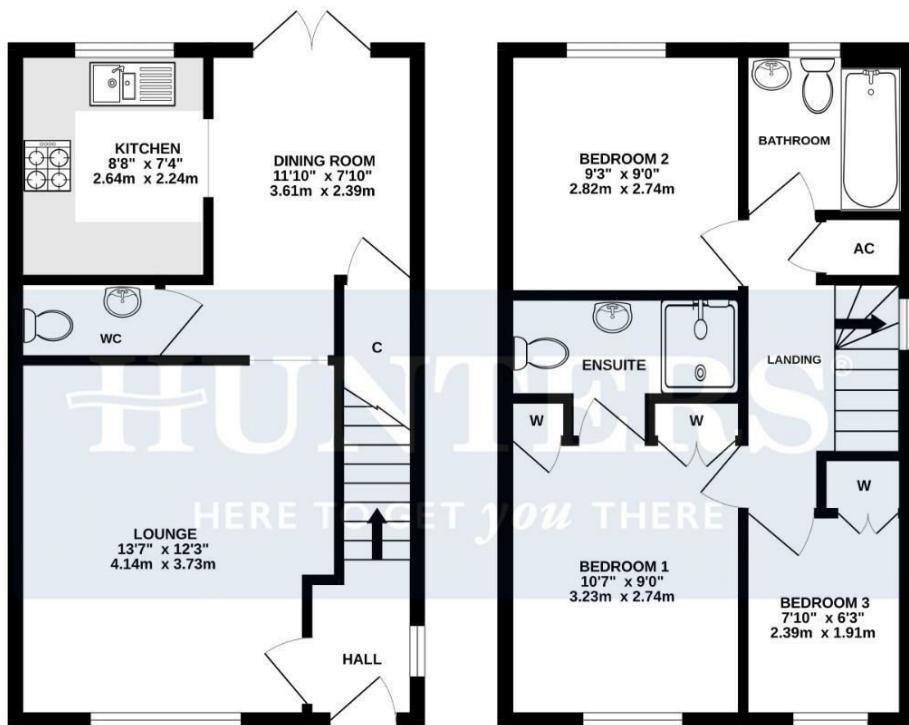
Hybrid Map



Terrain Map



Floor Plan



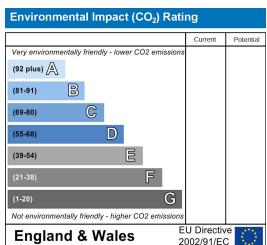
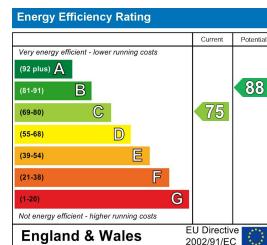
TOTAL FLOOR AREA : 770 sq.ft. (71.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.