



Foxgloves, 12 Selwyn Close, Alrewas, DE13 7DR



Set on a peaceful cul de sac in the desirable village of Alrewas is Foxgloves, an attractive detached family home benefitting from immaculately upgraded interiors, four bedrooms and an 'Outstanding' school catchment area. Having received a thorough remodel and refurbishment in 2021/2022, this beautifully presented home is finished to a superb standard and has received upgrades to include a new boiler and radiators, a new kitchen with integrated appliances, new utility and cloakroom and a refitted bathroom, with further potential to extend (subject to relevant permissions).

The central reception hallway opens into a dual aspect lounge with a contemporary media wall and panoramic fireplace, with a door also leading into the family dining kitchen.

Recently installed bifold doors open out from both the lounge and dining area, and half of the former garage has been converted to create a functional utility room and cloakroom. To the first floor are four bedrooms and a refitted family bathroom, with the master also having an en suite. Foxgloves resides towards the end of Selwyn Close, on a private lane servicing one additional property. There is parking to the fore of the single garage which has an electric entrance door, and well tended gardens enjoying a good degree of privacy extend to the rear aspect. Foxgloves is serviced by mains gas central heating and double glazed Windows.

The popular Staffordshire village of Alrewas is set within a picturesque Conservation area between the River Trent and the Trent &

Mersey canal. Alrewas is home to a superb range of everyday amenities including a popular Butchers', traditional pubs, a Co-op, a doctors surgery, pharmacy and Dental Practice, and the gardens lead directly onto Canal towpath where many rural walks can be enjoyed. The property lies within a highly regarded school catchment area including All Saints Primary in the village which feeds into John Taylor High in Barton under Needwood. Alrewas is well placed for access to the commuter routes A38, A50 and M6, rail stations at Burton on Trent and Lichfield provide regular rail links to Birmingham, Derby and London and the International airports of Birmingham and East Midlands are both within an easy drive.

- Immaculate Detached Family Home
- Beautifully Refurbished including Kitchen, Utility, Bathroom, Boiler & Radiators
- Peaceful Cul de Sac Setting in Desirable Village
- Refitted Family Dining Kitchen
- Spacious Lounge with Media Wall
- Entrance Hall, Utility & Cloakroom
- Four Bedrooms
- En Suite & Family Bathroom
- Potential to Extend (STPP)
- Well Tended Rear Garden with Garden Store
- Single Garage & Parking
- 'Outstanding' School Catchment
- Mains Gas CH & Double Glazed Windows
- Well Placed for Commuter Routes & Rail Travel

Reception Hall

A UPVC entrance door opens from the front aspect, having doors opening into:

Lounge 6.6 x 3.7m (approx. 21'8 x 12'2)

A spacious dual aspect reception room having a window to the front and bifold doors opening out to the rear garden. A bespoke media wall houses a TV recess, shelving with feature lighting and a contemporary panoramic electric fire. A door opens into:

Family Dining Kitchen 8.67 x 4.14, 2.63m (approx. 28'5 x 13'6, 8'7)

A beautifully remodelled family space, fitted with a range of contrasting shaker style wall, base and full height units with quartz worksurfaces over with inset stainless steel sink. Quality integrated appliances include a boiling water tap, AEG dishwasher, wine fridge and Bosch induction hob, microwave/oven, oven and warming drawer, and there is further space for an American fridge freezer. A window faces the front and herringbone Karndean flooring extends into the **Dining Area** where bifold doors open out to the rear garden. There is a useful fitted storage cupboard beneath the stairs, and a door opens into:

Utility 2.4 x 2.18m (approx. 7'10 x 7'1)

Finished in coordinating units and quartz worksurfaces coordinating with those of the kitchen, the utility has an inset sink and spaces for a washing machine and tumble dryer, with a door and window facing the rear. Opening into:







Cloakroom

Comprising a modern suite having fitted wash basin and WC, with Karndean flooring and a courtesy door into the **Garage**

Stairs rise to the first floor **Landing**, having doors into the bedrooms, bathroom and **Airing Cupboard**

Master Bedroom 4.8 x 3.6m (approx. 15'8 x 11'11) – max

A spacious double room having a window to the front, a range of fitted wardrobes and private use of:

En Suite

A white suite comprises wash basin set to vanity unit, wall hung WC and double walk in shower,



with tiled flooring, tiled splash backs, an obscured window to the front and a heated towel rail

Bedroom Two 2.8 x 2.8m (approx. 9'4 x 9'4)

With a window to the rear and a double fitted wardrobe

Bedroom Three 2.9 x 2.3m (approx. 9'5 x 7'6)

Having a window to the rear

Bedroom Four 2.4 x 2.0m (approx. 7'11 x 6'5)

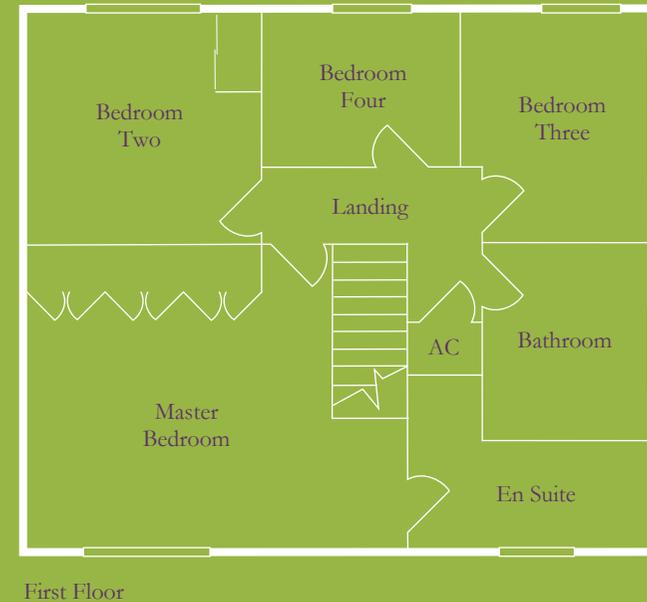
With a window to the rear

Family Bathroom

Refitted in recent months, a modern suite comprises vanity wash basin, WC and bathtub with shower over, with tiled walls, tiled flooring, a heated towel rail and an obscured window to the side







Outside

The property is set towards the end of this secluded cul de sac, having a private tarmac drive to the front with parking for around three vehicles. Well tended gardens extend to the side, and there is gated access opening to the rear garden

Single Garage 4.9 x 2.6m (approx. 16'1 x 8'7")
 With an electric entrance door, power, lighting and a courtesy door into the **Cloakroom**

Rear Garden

Enjoying an excellent degree of privacy, the garden extends to a good size and is laid to a block paved terrace and lawn, with a further porcelain paved terrace to the top of the garden offering a pleasant alfresco entertaining space. To one side there is a barked children's play area, the property benefits from exterior lighting and a water point, and there is a useful **Garden Store** 5.9 x 1.5m (approx. 19'5 x 4'9") to the side of the property providing a useful and secure storage space

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	80 C
39-54	E		
21-38	F		
1-20	G		

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