



1 Kestrel Court, Selwyn Road, Burntwood, Staffordshire,
WS7 9QU

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£170,000

Bill Tandy & Company, Burntwood, are please to be offering to the market this very well presented and fully refurbished ground floor 2 bedroom apartment. Conveniently located in the heart of the ever popular St Matthews development with easy access to local schools and amenities the property is also able to boast the rare addition of a garage and off road parking! The well planned and immaculately presented accommodation comprises in brief of; a main entrance security block entrance door, entrance vestibule, reception hall with two useful built-in storage cupboards, generously sized lounge/dining room, modern kitchen, two good size bedrooms both with built-in wardrobes and a generously sized refitted shower room with additional utility area plumbing. Having lovely views of communal gardens to the fore and drive and garage set to the rear close by, an early internal viewing comes strongly recommended and would be of interest to either a first time buyer or investment purchaser.



COMMUNAL ENTRANCE HALLWAY

giving access to the secure front entrance door of the apartment which opens to:

PRIVATE ENTRANCE VESTIBULE

having ceiling light point, door entry system, useful coat racks and door to:

HALLWAY

having ceiling light point, radiator, deep storage cupboard, airing cupboard and doors to further accommodation.

LOUNGE

4.2m x 3.3m (13' 9" x 10' 10") having two ceiling light points, radiator, UPVC double glazed window to front and a feature media wall with inset shelving and inset electric pebble flame effect fire. Door to:

FITTED KITCHEN

3.3m x 1.90m (10' 10" x 6' 3") having base units with pre-formed stone effect work surfaces, inset one and a half bowl sink and drainer with mixer tap, induction hob with oven below and extractor above, integrated fridge/freezer, wood effect flooring, half height aqua boarding splashbacks, combination central heating boiler, ceiling light point and UPVC double glazed windows to front and side giving a lovely dual aspect.

BEDROOM ONE

3.90m x 3.00m (12' 10" x 9' 10") having ceiling light point, radiator, UPVC double glazed window to side and built-in triple wardrobe.



BEDROOM TWO

3.30m x 2.10m (10' 10" x 6' 11") having UPVC double glazed window to front, ceiling light point, radiator and built-in wardrobes with mirrored sliding doors.

SHOWER ROOM

having non-slip flooring, modern suite comprising wash hand basin with cupboards beneath, W.C. with hidden cistern and double shower with aqua boarding splashbacks and dual head mains plumbed shower appliance with rail fall effect, aqua board splashbacks, wall mounted mirror, ceiling light point, extractor fan, heated towel rail and lovely built-in alcove with roll top work surface and space and plumbing for washer/dryer.

OUTSIDE

The property benefits from communal gardens surrounding the building with pathways, and there is ample resident and visitor parking to the rear where the property has an allocated parking space and a garage.



FURTHER INFORMATION/SUPPLIERS

Drainage & Water – connected
 Electric and Gas – connected
 Phone – connected

For broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>

COUNCIL TAX

Band B.

LEASE TERMS

Our client advises us that the property is Leasehold with 125 years lease starting from 1 January 2002 having a service charge of £1548 p/a and an annual ground rent of £271.57. Should you proceed with the purchase of the property these details must be verified by your solicitor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TENURE

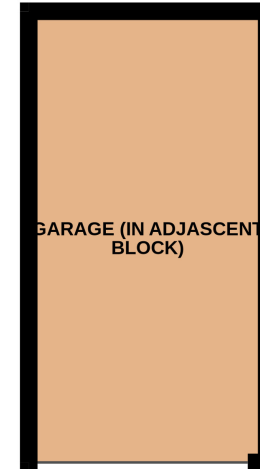
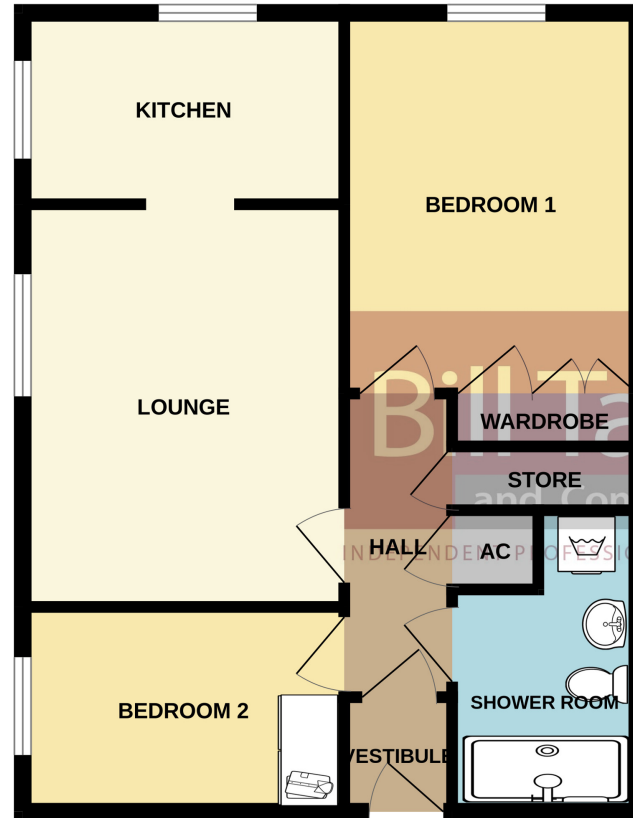
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VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.6 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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