



20 Selwyn Road, Burntwood, Staffordshire, WS7 9HU

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 20 Selwyn Road, Burntwood, Staffordshire, WS7 9HU

# £425,000

Bill Tandy and Company, Burntwood, are delighted to be offering to the market this superbly presented and extended four bedroom end terraced property on the popular St Matthew's development. Being beautifully presented and extended by its current owner, the property is situated in the heart of the St Matthew's development making it easily accessible for excellent local amenities as well as easy access to highly regarded local schools. The property itself is the end one of three properties facing a lovely communal green, and having a garage and parking to the rear. The property itself comprises reception hall, fitted kitchen, separate utility, guests cloakroom, lounge, dining room extension, snug/office, four first floor good sized bedrooms, with the master bedroom having an en suite shower room, and a family bathroom. The rear garage has been converted into garage store and gym, and an early viewing is considered essential to fully appreciate the accommodation on offer.



### RECEPTION HALL

approached via a composite UPVC front door with opaque stained glass double glazing and having engineered oak flooring with underfloor heating, ceiling light point, radiator with decorative cover, stairs to first floor and oak internal doors opening to:

### LOUNGE

6.00m x 3.40m (19' 8" x 11' 2") having a continuation of the engineered oak flooring with underfloor heating, feature focal point decorative fireplace with oak mantel, decorative recess and slate hearth, additional radiator and UPVC double glazed window to front and glazed timber framed bi-fold door to:

### DINING ROOM

3.20m x 2.90m (10' 6" x 9' 6") having a continuation of the engineered oak flooring and underfloor heating, fabulous bright room due to the feature UPVC double glazed roof lantern, UPVC double glazed window to rear and UPVC double glazed French doors out to the rear patio, recessed downlights, traditional style radiator and opening leading to:

### STUNNING FITTED KITCHEN

4.90m max x 3.90m max (16' 1" max x 12' 10" max) having a continuation of the engineered oak flooring with underfloor heating, a range of wooden Shaker style units, traditional cottage style wooden work surfaces, integrated wine fridge, slimline dishwasher, eye-level double oven and grill, inset five burner gas hob with overhead extractor, inset Belfast sink with mono mixer tap, space and plumbing for American style fridge/freezer, traditional style vertical radiator, recessed downlights, feature central island with decorative hanging lights above, UPVC double glazed window to rear, under stairs storage cupboard and door to:

### UTILITY ROOM

2.00m x 1.70m (6' 7" x 5' 7") having a continuation of the engineered oak flooring, traditional wooden Shaker style base and wall mounted units, cottage style wooden work surface, brick tile splashbacks, inset sink and drainer with mono mixer tap, ceiling light point, radiator, space and plumbing for washing machine and tumble dryer, extractor fan, UPVC opaque glazed door to rear porch and oak door opening to:

### GUESTS CLOAKROOM

having a continuation of the engineered oak flooring, white suite comprising low level W.C. and wall mounted wash hand basin with tiled splashback, radiator, recessed downlights and extractor fan.

### REAR PORCH

1.20m x 1.20m (3' 11" x 3' 11") having recessed downlights and UPVC opaque double glazed composite door leading out to the rear garden.

### OFFICE/SNUG

3.50m x 2.50m (11' 6" x 8' 2") having UPVC double glazed window to front, ceiling light point and radiator.



### FIRST FLOOR LANDING

having ceiling light point, radiator, airing cupboard with shelving and housing the Worcester Bosch boiler, loft access hatch with pulldown ladder leading to a part boarded loft. Doors lead off to:

### BEDROOM ONE

3.40m x 3.40m (11' 2" x 11' 2") having UPVC double glazed window to rear, ceiling light point, radiator, built-in wardrobes with wooden doors and door to:

### EN SUITE SHOWER ROOM

2.90m x 1.60m (9' 6" x 5' 3") having contemporary tiling to floor and walls, modern white suite comprising low level W.C., pedestal wash hand basin and shower cubicle with glazed bi-fold door and mains plumbed shower fitment, UPVC opaque double glazed window to rear, heated towel rail, ceiling light point and extractor fan.

### BEDROOM TWO

3.50m max into wardrobes x 3.00m (11' 6" max into wardrobes x 9' 10") having UPVC double glazed window to front, radiator, recessed downlights and built-in wardrobes with wooden doors.

### BEDROOM THREE

3.40m x 2.00m (11' 2" x 6' 7") having UPVC double glazed window to front, ceiling light point and radiator.

### BEDROOM FOUR

3.00m x 2.20m (9' 10" x 7' 3") currently used as a walk-in wardrobe having fitted wardrobes to one wall, UPVC double glazed windows to rear, recessed downlights and radiator.



#### FAMILY BATHROOM

2.40m x 1.60m (7' 10" x 5' 3") having wood effect flooring, contemporary tiling to walls, white suite comprising panelled bath with overhead shower fitment and glazed splash screen, pedestal wash hand basin and low level W.C., UPVC opaque double glazed window to front, heated towel rail, extractor fan and ceiling light point.

#### OUTSIDE

To the front the property faces a lovely communal green serving six houses with mature trees and paved pathways leading to the individual front gardens divided with iron railings. The property itself has a grass frontage with paved path leading to the front entrance door. To the rear of the property is a low maintenance hard landscaped garden having side access leading a paved patio area, central artificial lawned area, paved patios, pathways, raised bedding plant borders, timber summerhouse, fenced boundaries and path to the garage to the rear where there is one allocated parking space.

#### GARAGE STORE

2.50m x 2.50m (8' 2" x 8' 2") approached via timber entrance doors and having a door leading to the rear section of the former garage which is now used as a gym.

#### GYM

2.60m x 2.50m (8' 6" x 8' 2") having recessed downlights, power points and double glazed wooden door to rear garden.

#### COUNCIL TAX

Band C.



#### FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

Please note grass cutting and maintenance of the communal garden to fore is managed via Chapel View Management Company set up by the 6 properties overlooking the green. We understand there is an annual charge of £150 per annum however we would advise any prospective purchaser to have these details verified by their legal representative.

#### ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

#### TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

#### VIEWING

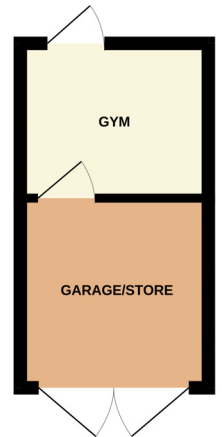
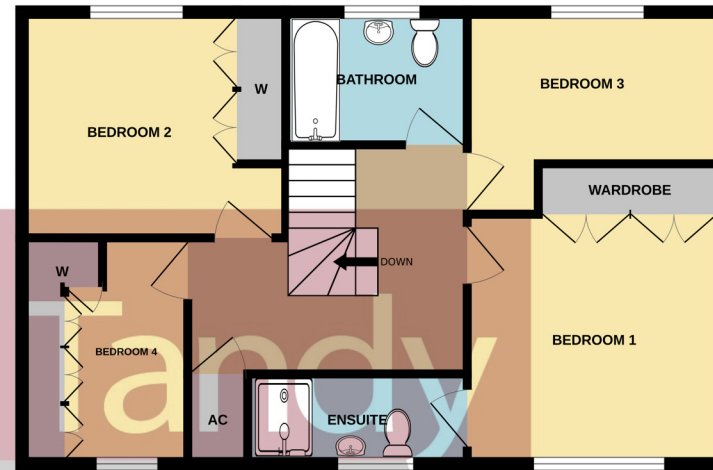
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or [burntwood@billtandy.co.uk](mailto:burntwood@billtandy.co.uk)

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

1ST FLOOR

GARAGE/GYM



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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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