



5 Selwyn Close, Alrewas, Burton-on-Trent, Staffordshire,
DE13 7DR

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

5 Selwyn Close, Alrewas, Burton-on-Trent, Staffordshire, DE13 7DR

£535,000

Offers in region of

Bill Tandy and Company, Lichfield, are delighted in offering for sale this recently renovated, refurbished and extended detached bungalow, located in the highly sought after village of Alrewas. One of the distinct features of the property is the standard of finish within the bungalow, offering the purchasers a rare opportunity to acquire a fully refurbished bungalow in this popular village. The property is in a secluded spot at the end of the desirable cul de sac of Selwyn Close, and is offered with the benefit of no upward chain, and is within walking distance of a range of village facilities, and also the range of amenities found in the nearby cathedral city of Lichfield, Burton upon Trent and Derby. The bungalow itself, which we strongly urge is viewed internally for it to be fully appreciated, is offered with no upward chain and comprises hall, lounge, stunning dining/sitting/kitchen, three superb sized bedrooms one having en suite shower room and further main shower room. There is a long sweeping driveway providing parking for numerous vehicles, a rear detached garage and superbly landscaped gardens with a south west aspect, and there are solar panels to the rear generating a superb income with ever-increasing utility costs.



RECEPTION HALL

approached via a composite front entrance door and having laminate flooring, two radiators, useful cloak cupboard and loft access with pulldown ladder leading to a partly boarded loft which houses the boiler. Doors lead off to:

LOUNGE

4.58m max into bay x 3.87m (15' 0" max into bay x 12' 8") having walk-in double glazed bay window to front, radiator, provision for a wall mounted T.V. and connection for an electric fire.

DINING/SITTING AREA AND OPEN PLAN KITCHEN

7.75m x 3.73m (25' 5" x 12' 3") one of the distinct features of the bungalow is this well proportioned rear entertaining space offering a superb sized sitting/dining area leading to the open plan kitchen. There are double glazed windows overlooking the rear garden, French doors to the rear patio, radiator, further designer radiator, laminate flooring, ceiling spotlighting and provision for a wall mounted T.V. The kitchen has a range of Shaker style cupboards comprising base cupboards and drawers with white marble effect quart work tops with matching upstand splashbacks, wall mounted cupboards, inset one and a half bowl sink with swan neck mixer tap, two Hotpoint ovens with warming drawer, Hotpoint induction hob with contemporary extractor fan above and integrated appliances include fridge, freezer, dishwasher and washing machine.

BEDROOM ONE

4.00m x 3.21m (13' 1" x 10' 6") having double glazed window to front, radiator, provision for wall mounted T.V., loft access and door to:



EN SUITE SHOWER ROOM

2.02m x 1.74m (6' 8" x 5' 9") having an obscure double glazed window to side, heated towel rail, laminate flooring, ceiling spotlighting, contemporary suite comprising vanity unit with wash hand basin and storage beneath, low flush W.C. and shower cubicle with twin headed shower appliance over and recessed alcove, full ceiling height tiled splashback surround and illuminated mirror.

BEDROOM TWO

3.95m max (3.22m min) x 3.22m (13' 0" max 10' 7" min x 10' 7") having double glazed window to rear, radiator, loft access and provision for a wall mounted T.V.

BEDROOM THREE

4.10m x 2.38m max (13' 5" x 7' 10" max) having a double glazed window to front and radiator.

SHOWER ROOM

2.42m x 1.64m (7' 11" x 5' 5") having an obscure double glazed window to side, towel rail, laminate flooring, ceiling spotlighting, contemporary suite comprising vanity unit with inset wash hand basin, low flush W.C., shower cubicle with twin headed shower appliance over and part full ceiling height tiled surround.



OUTSIDE

The bungalow is superbly positioned on this desirable cul de sac, located in a secluded spot in the left hand corner. To the front of the property is a block paved and gravelled driveway providing parking for numerous vehicles, access to front entrance door, garage, external lighting and side gate. One of the distinct features of the property is the superbly landscaped rear garden having porcelain paved patio area and shaped lawn beyond with borders. To the right hand side is a further garden area with hardstanding ideal for shed.

DETACHED GARAGE

6.17m x 3.02m (20' 3" x 9' 11") approached via an electrically operated roller shutter door and having light and power supply, loft storage area and UPVC double glazed door to side garden.


COUNCIL TAX

Band D.



FURTHER INFORMATION/SUPPLIES

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	92	95
(81-91)	B		
(69-80)	C		
(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

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.

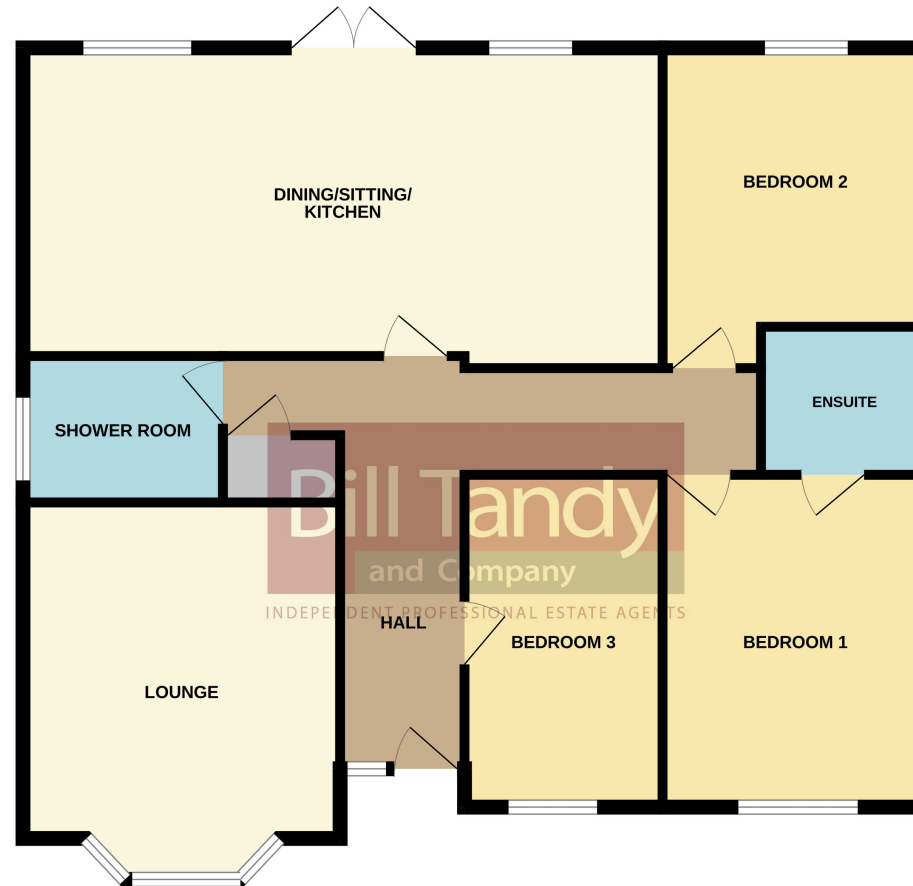


VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@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



5 SELWYN CLOSE, ALREWAS, DE13 7DR

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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