



13 Selwyn Close, Alrewas, DE13 7DR

Set within the sought after village of Alrewas is this beautifully presented detached family home, offering spacious and modern interiors, four good sized bedrooms and a superb plot including ample parking, a garage and a secluded rear garden. Having been extended and upgraded over time, this practical family home is the ideal purchase for anyone wanting to be part of this popular community looking for space to suit a growing family. The interiors comprise briefly entrance hall, dual aspect lounge, open plan family dining kitchen, sitting room, utility and cloakroom to the ground floor, with four bedrooms, two en suites, a family bathroom and a study area to the first floor. Recent upgrades have been

made to include new carpets to the stairs, landing and master bedroom and new oak doors throughout the ground floor. Outside, the property enjoys an enviable corner plot providing parking to the front, a large garage and immaculately tended rear gardens benefitting from privacy to all sides. The property is serviced by mains gas central heating and full double glazing.

The property enjoys a desirable position within the historic village of Alrewas on Selwyn Close, a popular cul de sac formed by a range of executive family homes. The popular village of Alrewas lies in a Conservation Area within Staffordshire and is

home to a superb range of everyday amenities including a popular Butchers', a number of pubs, a Co-op, a doctor's surgery, pharmacy, dentist and more. Within walking distance of the property is the All Saints primary school which feeds into the highly regarded John Taylor High School 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 Cathedral City provide regular rail links to Birmingham, Derby and London and the International airports of Birmingham and East Midlands are both within an easy drive.

- Executive Detached Home
- Peaceful Cul de Sac Position
- Beautifully Presented Interiors
- Two Spacious Reception Rooms
- Family Dining Kitchen
- Large Utility & Cloakroom
- Four Good Sized Bedrooms
- Two En Suites & Bathroom
- Landing with Study Area
- Secluded Rear Gardens
- Garage & Ample Parking
- Open Aspect to Rear
- John Taylor School Catchment

The front door opens to the **Entrance Hall**, where stairs rise to the first floor accommodation and oak doors open into:



**Lounge** 6.78 x 3.51m (approx 22'2 x 11'6)

A spacious dual aspect reception room having a window to the front, double doors out to the rear gardens and a gas fireplace with marble hearth and carved mantle. The chimney flue is open for the installation of a wood burner if required. A door opens into:

**Family Dining Kitchen** 8.77 x 4.14, 2.64m (approx 28'9 x 13'6, 8'7)

This spacious open plan dining kitchen comprises a formal dining area with double doors out to the garden and a comprehensively fitted kitchen. The kitchen is fitted with a range of cream wall and base units with granite composite worktops over, housing an inset one and a half sink with side drainer and integral appliances including a Smeg dishwasher, Neff gas hob with Stoves extractor above and Neff double oven. There is a fitted wine rack and the units extend to one end to create a breakfast bar. The kitchen has tiled flooring, a window to the front and doors opening to the **Entrance Hall, Utility** and:

**Sitting Room** 4.46 x 2.37m (approx 14'7 x 7'9)

An ideal playroom, second lounge or home office, having a window to the front aspect

**Utility** 3.61 x 2.38m (approx 11'10 x 7'9)

A spacious room having fitted wall and base units with solid wood worktops over, housing inset Belfast sink and spaces for an American fridge freezer, washing machine and tumble dryer. The utility has tiled flooring, a door to the garage and a door and window to the rear gardens. The wall mounted Baxi boiler is housed in here

**Cloakroom**

Comprising fitted wash basin with tiled splash backs, low level WC and an obscured window to the rear



### Landing

Stairs rise from the entrance hall to the first floor accommodation, where the landing opens to a useful study area having a window to the rear. This space could be enclosed to create a fifth bedroom if required. There is a loft access point and doors open to the **Airing Cupboard** housing the pressurised water cylinder and into:

### Master Bedroom 3.81 x 3.27m (approx 12'5 x 10'8)

A well presented principal bedroom having window to the front and a range of fitted wardrobes. With private use of:

### En Suite 2.91 x 2.02, 1.19m (approx 9'6 x 6'7, 3'10)

Comprising a modern suite having Utopia wash basin set to corian topped vanity unit, low level WC and shower cubicle, with tiled flooring, half tiling to walls, an obscured window to the front and a chrome heated towel rail

### Bedroom Two 4.16, 2.37 x 3.62m (approx 13'7, 7'9 x 11'10)

Another good sized bedroom suite having window to the front and a double fitted wardrobe. With a door into:

### En Suite 1.84 x 1.21m (approx 6'0 x 3'11)

Fitted with wash basin, low level WC and a corner shower, with tiled flooring, half tiling to walls and a chrome heated towel rail

### Bedroom Three 3.44 x 2.9m (approx 11'3 x 9'6)

Having a window to the rear with an attractive rural outlook

### Bedroom Four 2.58 x 2.35m (approx 8'5 x 7'8)

With a window to the rear and a second loft access point

### Bathroom 2.3 x 1.74m (approx 7'6 x 5'8)

Comprising a modern suite having wash basin set to vanity unit, low level WC and bathtub with shower unit over, with tiled flooring half tiling to walls, a chrome heated towel rail and an obscured window to the rear



Bedroom Two En Suite

Master Bedroom En Suite



Family Bathroom







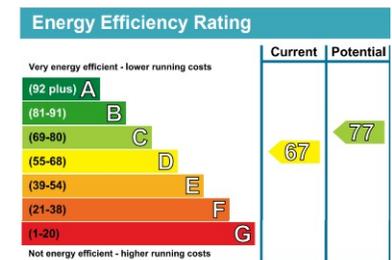
### Outside

The property lies at the end of this popular cul de sac on a generous plot offering ample parking to the front aspect. There is access to the **Entrance Hall** and an electric door opens into:

**Garage** 5.61 x 2.7m (approx 18'4 x 8'10)  
 With power, lighting and storage to the roofspace

### Gardens

The immaculately tended gardens are laid to a paved patio, shaped lawns, stocked borders, with mature hedges providing privacy to all sides. Gated access to either side of the property leads to the front, there is ample space for storage and a garden shed to one side and the property benefits from exterior lighting, a water point and power points



**General note:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.