



Flat 7 Kestrel Court, Selwyn Road,  
Burntwood, WS7 9QU

**Offers in the Region Of £145,000**



# Burntwood

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Welcome to Kestrel Court, an immaculately presented first floor apartment situated on the sought after and exclusive St. Matthews development in Burntwood.

An internal inspection reveals a welcoming entrance hall, spacious lounge diner, kitchen with space for appliances, one double bedroom with ample storage and completing the accommodation is the bathroom with separate bath and shower.

Outside you have a parking space and the useful addition of a garage which is a rarity with any apartment.

You are also surrounded by pleasant and well maintained communal gardens and just a stones throw from the cricket pitch.

Nearby amenities include highly regarded schools, a handful of shops and also easily accessible transport links.

**DO NOT MISS YOUR CHANCE TO VIEW!!!**







## Property Specification

HIGHLY SOUGHT AFTER LOCATION  
IMMACULATLY PRESENTED  
SPACIOUS LOUNGE DINER  
MODERN KITCHEN & BATHROOM  
AMPLE STORAGE SPACE

Main Entrance

Inner Hallway

Lounge Diner 16' 2" x 12' 0" (4.93m x 3.66m)

Kitchen 14' 1" x 7' 10" (4.29m x 2.39m)

Double Bedroom 11' 6" x 11' 0" (3.51m x 3.35m)

Bathroom 8' 4" x 6' 11" (2.54m x 2.11m)

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market:

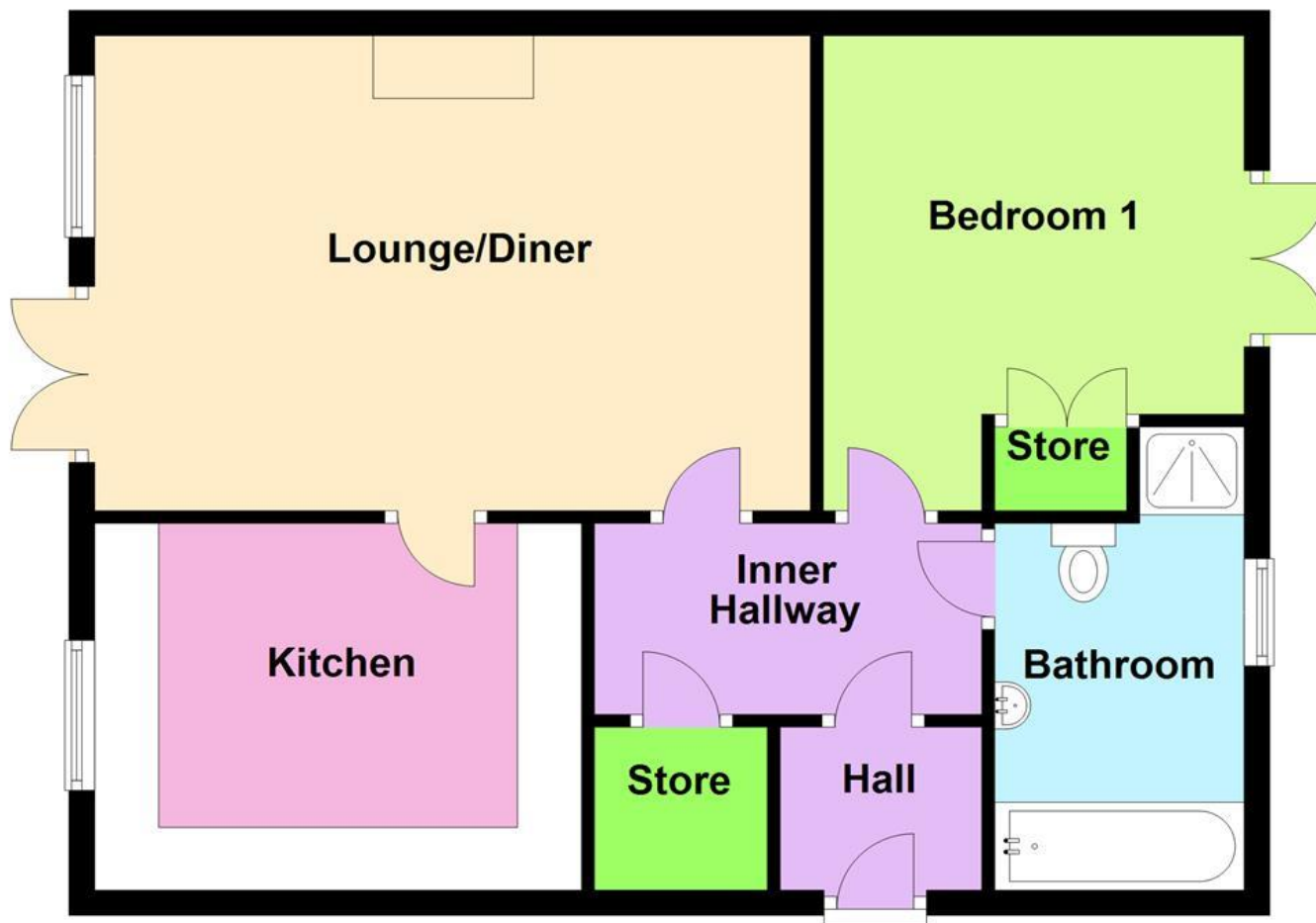
### Viewer's Note:

Council tax band: B  
Tenure: years remaining, lease from  
Ground Rent: £207  
Service Charge: £111

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

## Ground Floor



## Energy Efficiency Rating

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

## Map Location

