



8 Salisbury Drive, Birmingham, B46 1QJ

Asking price £330,000

This well presented semi detached property must be seen!! Situated in Water Orton and comprising, kitchen / diner, lounge, three bedrooms, utility room, family bathroom, rear garden, driveway & side garage. This property also has double glazing & central heating (both where specified) and would make a perfect family home. Please call us now to view!

Approach

Block paved driveway with a double glazed door to the porch.



Porch

Door into the hallway

Hallway

Double glazed window to the front, radiator and stairs to the first floor.

Lounge

11'11 max x 15'11 max (3.63m max x 4.85m max)

Double glazed bay window to the front, three wall light points, ceiling light point, double doors to the kitchen / diner.



Kitchen / Diner

18'10 x 10'4 max (5.74m x 3.15m max)

Double glazed window and French doors to the garden, fitted kitchen with matching wall, base and drawer units, rolled edge work surfaces, integrated hob & oven with hood over, integrated dishwasher, sink and drainer with mixer tap over, under stairs storage cupboard, door to the utility room.



Utility Room

7'2 x 11'4 (2.18m x 3.45m)

Double glazed door to the garden, wall mounted boiler, ceiling lights, stainless steel sink and drainer, storage cupboards, space for white goods, and door to the garage.

Landing

Double glazed window to the side & loft access.

Bedroom One

15'4 max x 10'10 max (4.67m max x 3.30m max)

Double glazed bay window to the front, ceiling light point and radiator.



Bedroom Two

13'6 x 10'11 (4.11m x 3.33m)

Double glazed window to the rear, ceiling light point and radiator.



Bedroom Three

7'8 x 8'2 (2.34m x 2.49m)

Double glazed window to the front, radiator and ceiling light point.



W.C

Double glazed window to the side, low flush w.c & ceiling light point.

Bathroom

Double glazed window to the rear, panelled bath, vanity hand wash basin, shower, spotlights to the ceiling and heated towel rail.



Rear Garden

Patio area and mainly laid to lawn with shrubbed borders and barked area to the rear. Enclosed by fencing.



Garage

Up & over door, power points and strip light.

Further information

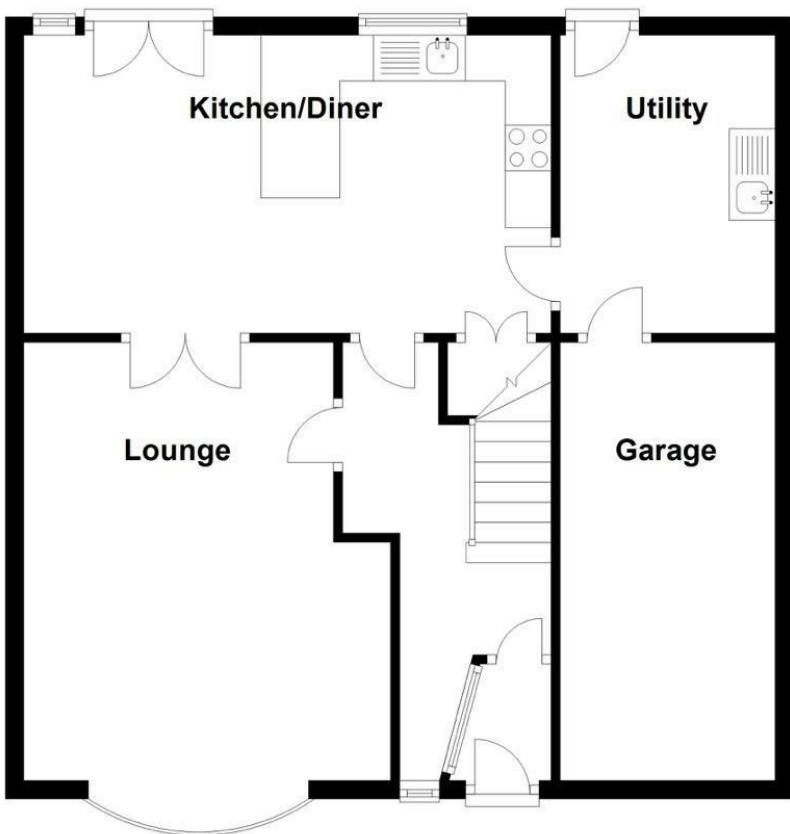
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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

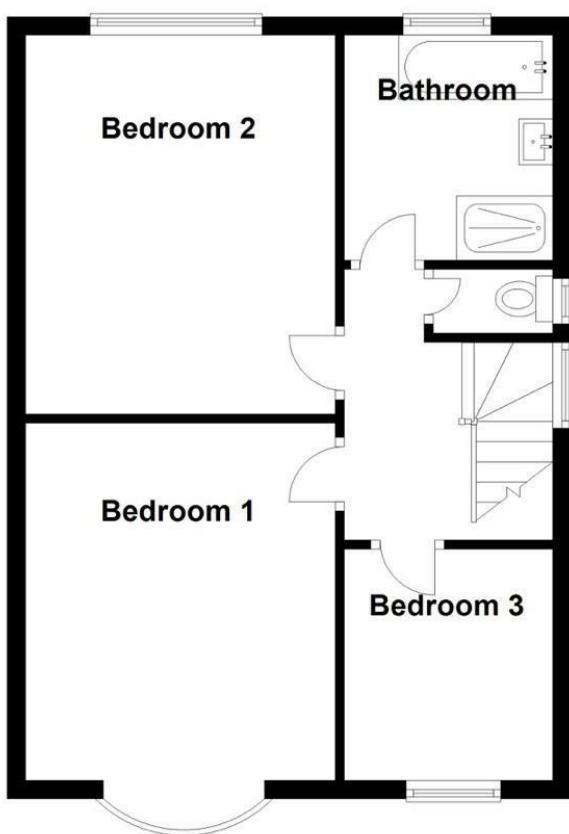
Ground Floor

Approx. 66.9 sq. metres (719.9 sq. feet)



First Floor

Approx. 47.0 sq. metres (505.5 sq. feet)



Total area: approx. 113.8 sq. metres (1225.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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