

## 102 Coleshill Road, Water Orton, B46 1RD

### Offers over £375,000

Three bedroom detached property in the sought after village of Water Orton. In brief the property comprises entrance hallway, lounge, kitchen, dining area, utility area, three bedrooms, bathroom, off road parking, front and rear garden. The property also benefits from double glazing & central heating (both where specified)



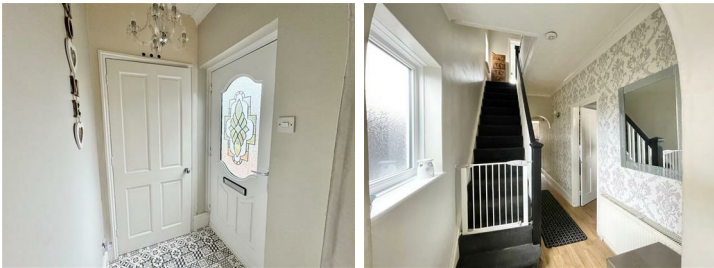
## Approach

Gravelled and block paved driveway to front for ample parking.



## Entrance Hallway

Double glazed door to front, double glazed window to side, stairs to first floor accommodation, radiator, store cupboard and under stairs storage, wall light point and ceiling light point.



## Lounge

22'9 x 13'07 max (6.93m x 4.14m max)

Double glazed bay window to front, double glazed French doors to rear, radiator, two ceiling light point.



## Kitchen/Diner (L Shaped)

16'4" max x 14'3" (4.98m max x 4.34m)

Double glazed window to rear, double glazed French doors to rear, having wall, base and drawer units, 1 1/2 sink unit with drainer and mixer taps, gas cooker point, radiator and two ceiling light points.



## Utility Area

Single glazed windows and door to rear garden, space for white goods and wall mounted central heating boiler.

## Landing

Double glazed obscure window to side, stairs to second floor accommodation, radiator and ceiling light point.

## Bedroom One

14'07 x 10'5 (4.45m x 3.18m)

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



## Bedroom Two

16'9 max x 7'8" (5.11m max x 2.34m)

Two double glazed windows to front, radiator and two ceiling light points.



## Bedroom Three

12'6 x 11'1" (3.81m x 3.38m)

Two sky lights to ceiling, loft storage, eves storage, radiator and ceiling light point.





been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

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

Council Tax Band - E  
EPC Rating - TBC

### Bathroom

Two double glazed obscure windows to rear, corner bath, low level w/c, radiator, store cupboard and ceiling light point.



### Rear Garden

Mainly laid to lawn, patio area, storage sheds with power, enclosed to neighbouring boundaries.

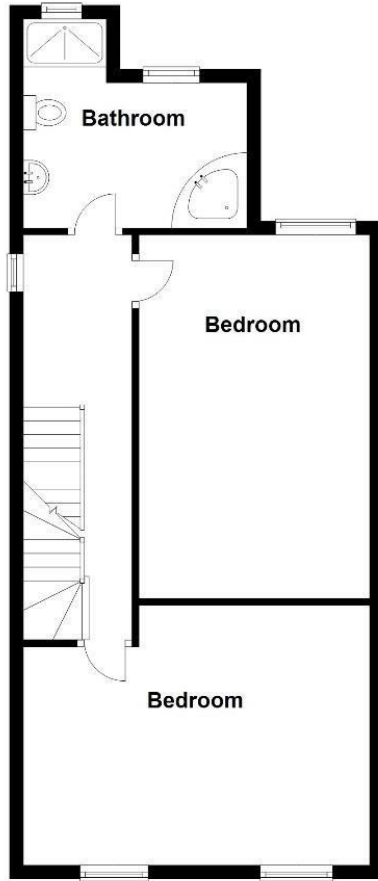


### Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have

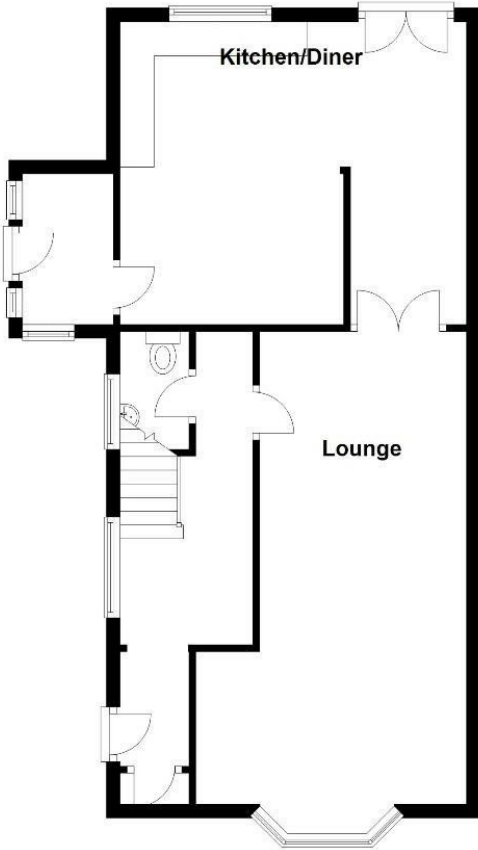
**First Floor**

Approx. 55.1 sq. metres (592.6 sq. feet)



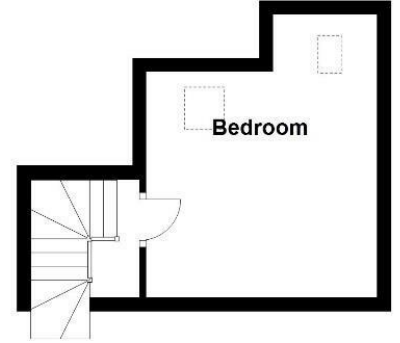
**Ground Floor**

Approx. 61.3 sq. metres (659.9 sq. feet)



**Second Floor**

Approx. 15.3 sq. metres (164.9 sq. feet)



Total area: approx. 131.7 sq. metres (1417.4 sq. feet)



| Energy Efficiency Rating                                        |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>                                              |  |                         | 78        |
| (81-91) <b>B</b>                                                |  |                         |           |
| (69-80) <b>C</b>                                                |  |                         |           |
| (55-68) <b>D</b>                                                |  | 55                      |           |
| (39-54) <b>E</b>                                                |  |                         |           |
| (21-38) <b>F</b>                                                |  |                         |           |
| (1-20) <b>G</b>                                                 |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>                                              |  |                         |           |
| (81-91) <b>B</b>                                                |  |                         |           |
| (69-80) <b>C</b>                                                |  |                         |           |
| (55-68) <b>D</b>                                                |  |                         |           |
| (39-54) <b>E</b>                                                |  |                         |           |
| (21-38) <b>F</b>                                                |  |                         |           |
| (1-20) <b>G</b>                                                 |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.