



4 Plank Lane, Water Orton, B46 1TD

£280,000

Well presented semi detached property in the popular village of Water Orton. In brief the property comprises entrance hallway, lounge, kitchen diner, downstairs wc, two bedrooms, bathroom, garden and off road parking. The property also benefits from double glazing & central heating (both where specified)

Approach

Driveway providing off road parking.



Entrance Hallway

Radiator and stairs rising to first floor elevation.

Lounge

12'09" max x 14'05" max (3.89m max x 4.39m max)

Double glazed window to fore, two radiators, ceiling light point, storage area and double glazed window to side.



Downstairs Cloakroom

Double glazed window to side.



Downstairs WC

Low level WC, wash hand basin, ceiling light point and radiator.

Dining Area

11'00" x 9'11" (3.35m x 3.02m)

Inset ceiling spotlights and radiator.



Kitchen

14'00" x 8'04" (4.27m x 2.54m)

Having a range of matching wall, base and drawer units, double glazed window to rear, wall mounted boiler, sink with mixer tap over, space for white goods and double glazed door to side.



Landing

Double glazed window to side, wall light point, radiator, two storage cupboards and access to loft space with velux style windows and radiator.



Bedroom One

12'11" max x 12'03" max (3.94m max x 3.73m max)

Double glazed window to fore, ceiling light point, storage cupboard and radiator.



Bedroom Two

10'02" max x 11'11" (3.10m max x 3.63m)

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



Bathroom

Double glazed window to rear, bath with shower over, wash hand basin, low level wc, heated towel rail and ceiling light point.



Rear Garden

Paved patio area, mainly laid to lawn, gated side access and fencing to 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

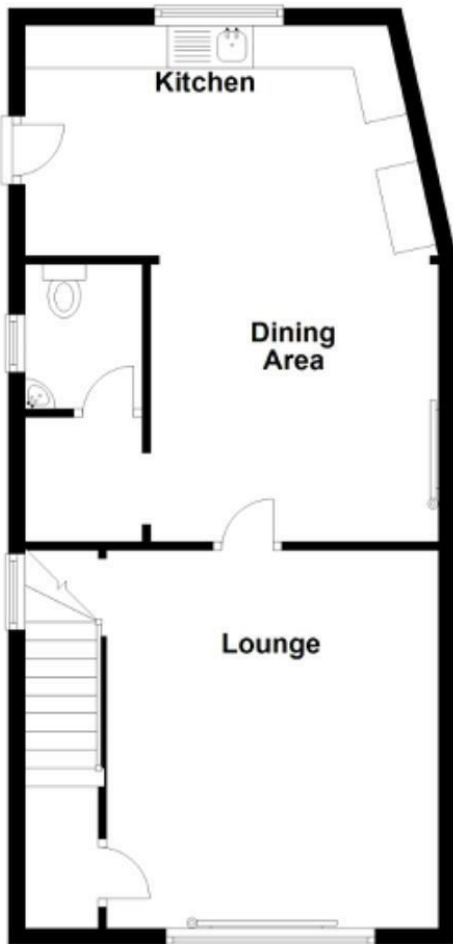
representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be 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 - C
EPC Rating - TBC

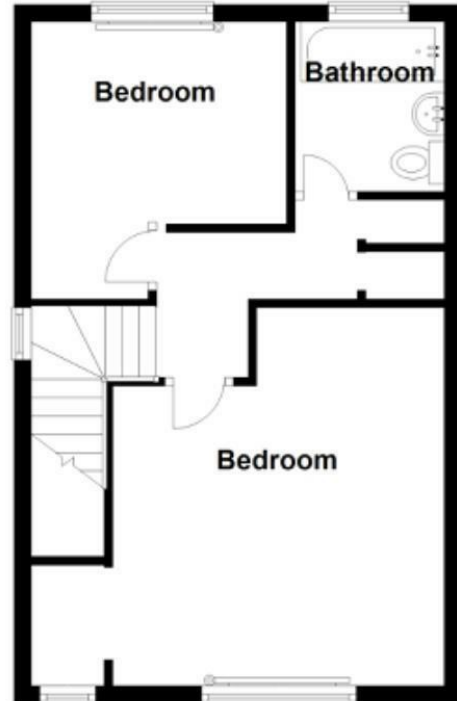
Ground Floor

Approx. 50.2 sq. metres (540.6 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.9 sq. feet)



Total area: approx. 87.8 sq. metres (944.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		53	
(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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