



2 Long Leys Croft, Water Orton, B46 1SJ

£180,000

This first floor maisonette in the heart of Water Orton Village briefly comprises lounge, kitchen, two bedrooms and bathroom. The property benefits from electric heating and double glazing both where specified. There is a good size enclosed rear garden and benefits from No Chain.

Approach

Pathway to front.



Porch

Double glazed door to front, units for storage, double glazed door to rear garden and double glazed door to entrance.

Hallway

Stairs to first floor accommodation and ceiling light point.

Landing

Double glazed window to front, electric heater, storage cupboard with light point and two ceiling light points.

Lounge

Double glazed window to rear, electric heater and ceiling light point.



Kitchen

Double glazed window to rear and side, matching wall, base and drawer units, electric hob and oven, space for white goods, stainless steel sink unit with drainer and mixer tap and ceiling strip light.



Bedroom One

Double glazed window to front, built in wardrobes and ceiling light point.



Bedroom Two

Double glazed window to front, electric heater and ceiling light point.



Bathroom

Double glazed window to rear



Rear Garden

Paved patio area, mature shrubs and trees, enclosed to neighbouring boundaries.



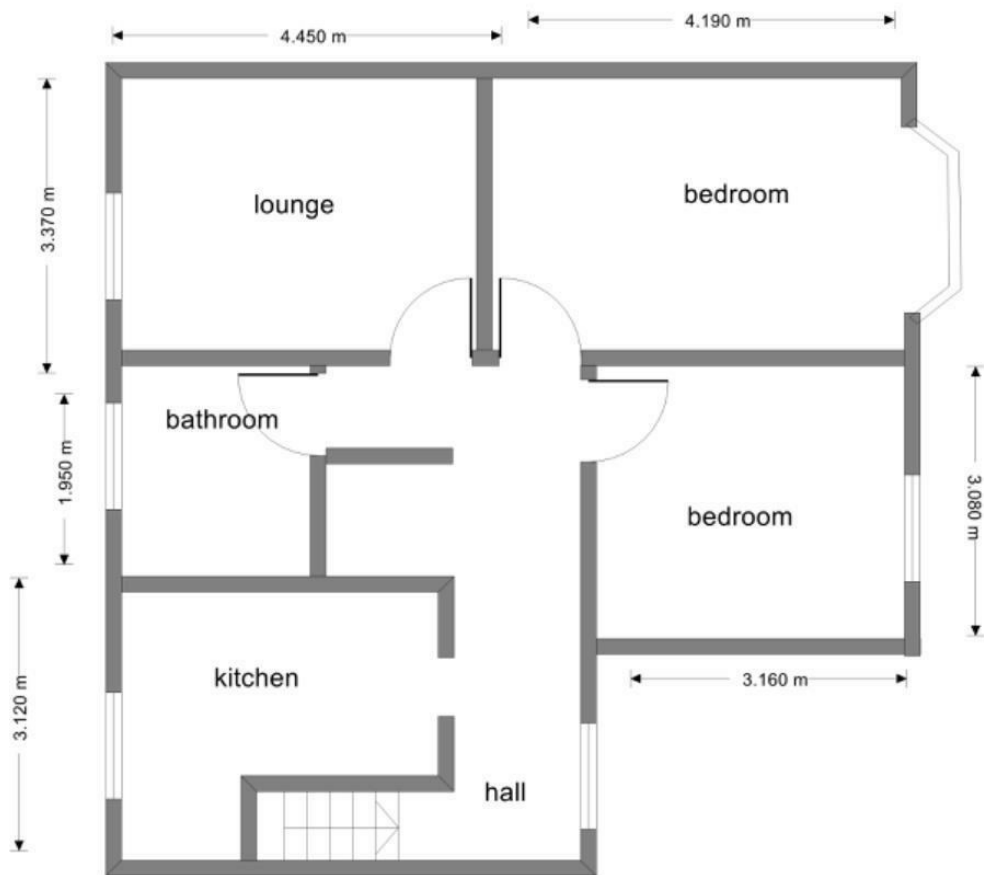
Further Information

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 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.

Property to be Freehold upon completion

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 - B
EPC Rating - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		65	78
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	

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.

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