



14 Salisbury Drive, Water Orton, B46 1QJ Offers in the region of £352,500

This traditional semi detached home briefly comprises porch, hallway, lounge, dining room, kitchen, utility area, downstairs w/c, three bedrooms and family bathroom. There is a mature rear garden and a driveway to the front which provides ample off road parking. The property benefits from double glazing and central heating both where specified and the property asl has NO CHAIN !! .

Approach

Via paved driveway to front, laid to lawn area with mature shrubs to borders.

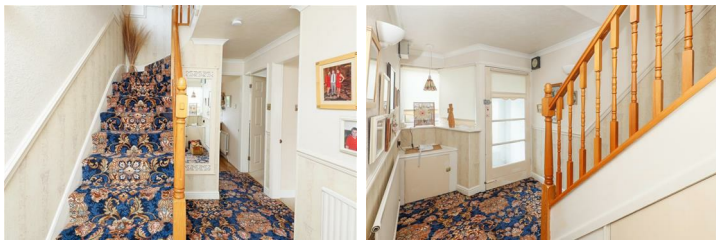


Porch

Double glazed door to front

Hallway

Door to front, double glazed windows to front, stairs to 1st floor accommodation, understairs storage cupboard, radiator and ceiling light point.



Lounge

12'4" x 10'8" (3.77 x 3.27)

Double glazed bay window to front, electric fire, radiator, three wall light points and ceiling light point.



Dining Room

4.27 x 3.27 (1.22m.8.23m x 0.91m.8.23m)

Double glazed sliding patio doors to rear, radiator, two ceiling light points.



Kitchen

7'6" x 11'5" (2.3 x 3.5)

Having matching wall, base and drawer units, 1 1/2 sink unit with drainer and mixer tap, space for white goods, storage cupboard, radiator and ceiling light point and double glazed door to side.



Utility Area

11'7" x 7'8" (3.55 x 2.36)

Double glazed door to rear garden, ceiling light point and two sky lights and strip light to ceiling.

Downstairs W/C

Single glazed window to side, low level w/c.

Landing

Double glazed obscure window to side, loft access and ceiling light point.

Bedroom One

12'1" x 11'3" (3.7 x 3.43)

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



Bedroom Two

11'3" x 13'6" (3.43 x 4.14)

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



Bedroom Three

8'0" x 7'6" (2.46 x 2.3)

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

Bathroom

Double glazed obscure window to rear, paneled bath with shower over, wash hand basin, storage cupboard concealing wall mounted central heating boiler, heated towel rail and spotlights to ceiling.



Seperate W/C

Doble glazed obscure window to side, low level w/c and ceiling light point.

Rear Garden

Paved patio area, lawned area, mature shrubs and trees to boarders, storage shed, and enclosed to neighboring 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.

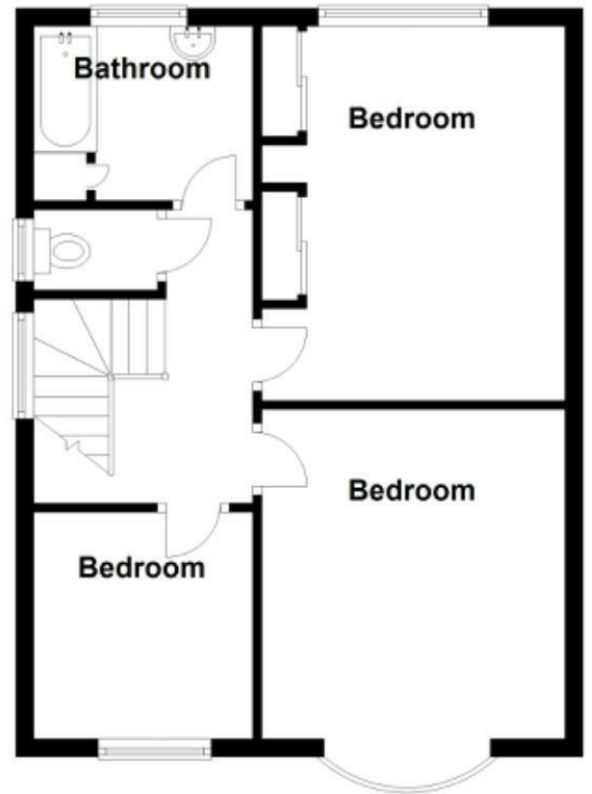
Council Tax Band - D

EPC Rating - D

Ground Floor



First Floor



Total area: approx. 114.0 sq. metres (1226.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		62	
(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			
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