



22 Old Church Road, Water Orton, B46 1NJ

Offers over £325,000

This extended traditional property situated overlooking fields briefly comprises porch, entrance hallway, lounge, dining area, play room/study, extended breakfast kitchen, downstairs w/c, three bedrooms and shower room. The property benefits from double glazing and central heating both where specified. There are gardens to the front and rear and there is also a garage en-bloc. This property also benefits from having NO CHAIN and is located close to local amenities and transport links.

Approach

Having a lawned area and pathway to front.



Porch

Double glazed door to front, double glazed windows to side and front.

Hallway

Door to front, stairs to first floor accommodation, radiator and ceiling light point.

Lounge

12'03 max x 15'07 max into bay (3.73m max x 4.75m max into bay)

Double glazed bay window to front, gas fire with decorative fire surround, radiator and ceiling light point.



Dining Area

11'07 x 8'10 (3.53m x 2.69m)

Double glazed sliding patio doors leading to play room/study, radiator and ceiling light point.



Extended Breakfast Kitchen

18'07 max x 8'02 max (5.66m max x 2.49m max)

Having a range of wall, base and drawer units, integrated gas

hob, electric oven and cooker hood over, 11/2 sink unit with drainer and mixer tap, space for white goods and two ceiling light points



Play Room/Study

9'09 x 7'08 (2.97m x 2.34m)

Double glazed door and windows leading to rear garden, radiator and ceiling light point.

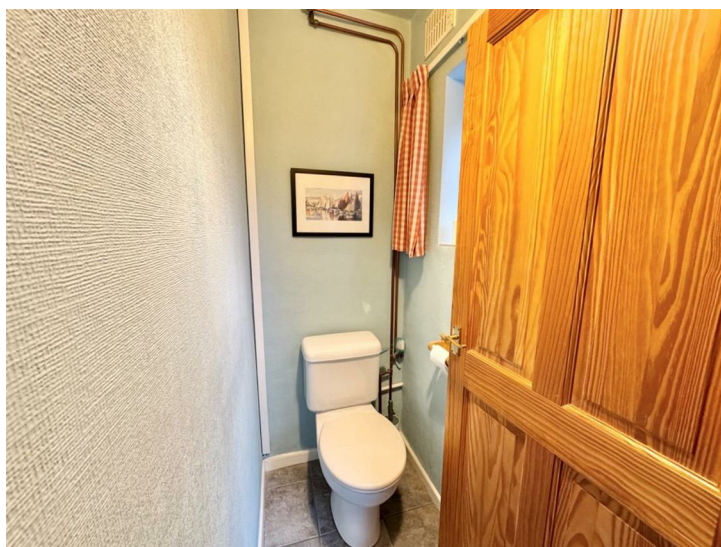


Inner Hallway

Double glazed door to side and ceiling light point.

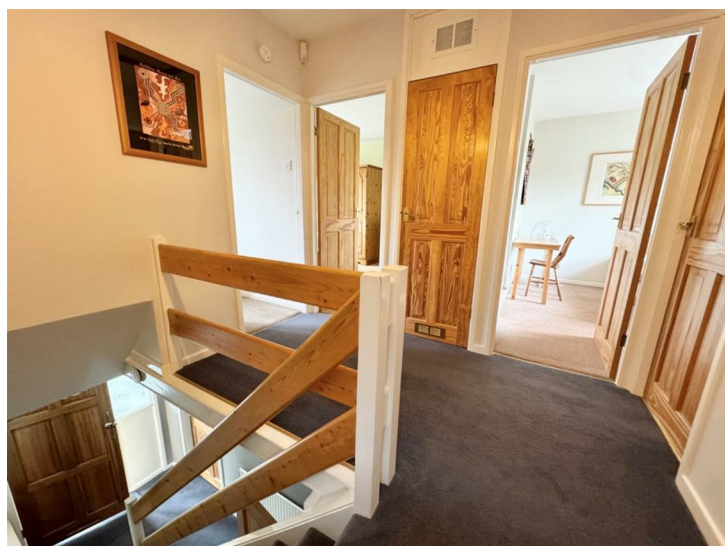
Downstairs W/C

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



Landing

Double glazed obscure window to side, airing cupboard concealing boiler and water tank, loft access and ceiling light point.



Bedroom One

15'07 max x 10'08 (4.75m max x 3.25m)

Double glazed bay window to front, built in storage cupboard with hanging rail, radiator and ceiling light point.



Shower Room

Double glazed obscure window to rear, enclosed shower cubicle, low level w/c, wash hand basin, fully tiled, heated towel rail and spotlights to ceiling.



Bedroom Two

10'08 x 8'09 (3.25m x 2.67m)



Rear Garden

Low maintenance enclosed rear garden, with mature shrubs to borders, gated access to front.



Bedroom Three

8'08 x 8 (2.64m x 2.44m)

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



Further Information

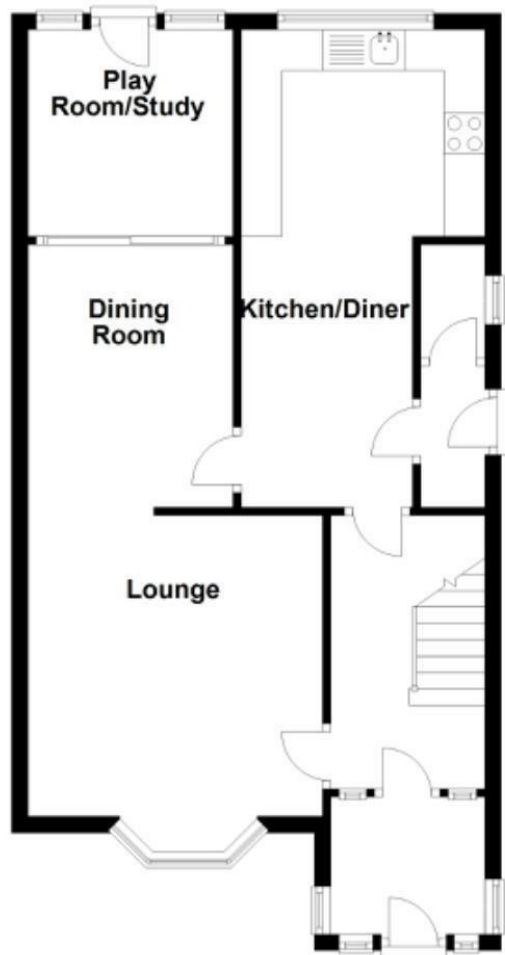
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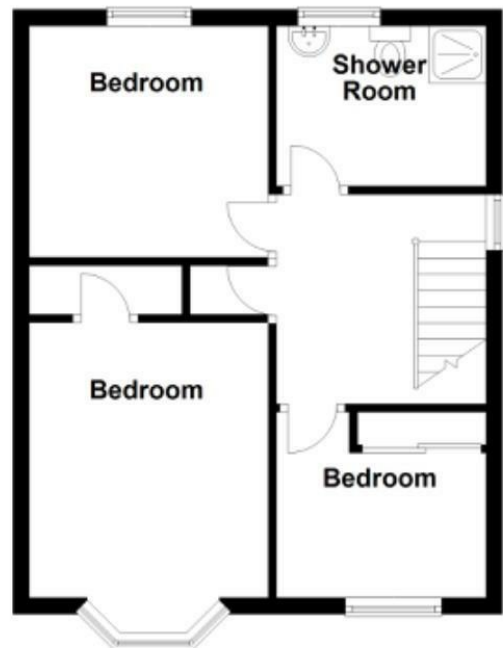
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - D
EPC Rating - C

Ground Floor



First Floor



Total area: approx. 96.1 sq. metres (1034.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

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