



13 Wakefield Grove, Water Orton, B46 1NR

£325,000

This extended traditional semi detached property in Water Orton Village briefly comprises, porch, hallway, two bedrooms, extended kitchen, downstairs w/c, three bedrooms and loft space. The property has double glazing and central heating both where specified. There is a rear garden and driveway to front and also a separate garage en bloc. This property is an ideal family home !

Approach

Driveway to front.



Porch

Double glazed window to and door to front and ceiling light point.

Hallway

Stairs to first floor accommodation and radiator.

Lounge

13'6 x 15'4 (4.11m x 4.67m)

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



Reception Room Two

16'8 x 9'5 (5.08m x 2.87m)

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



Extended Kitchen

8'9 min/15'9 max x 14'2 max/5'8 min (2.67m min/4.80m max x 4.32m max/1.73m min)

Having a range of wall, base and drawer units, sink with drainer and mixer tap, space for white good, two double glazed window to rear, double glazed door to rear, sky light, radiator and ceiling light point.



Downstairs Bathroom

Sky light, panelled bath with shower over, wash hand basin, low level w/c, heated towel rail and spotlights to ceiling.



Landing

Double glazed obscure window to side, stairs to further loft space and ceiling light point.

Bedroom One

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



Bedroom Three

8'7 x 7'05 (2.62m x 2.26m)

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

Loft Space

10'6 x 11'1 max (restricted head height) (3.20m x 3.38m max (restricted head height))

Skylight, eves storage and ceiling light point.

Rear Garden

Paved patio area, laid to lawn area, enclosed to neighbouring boundaries.



Ensuite W/C

Double glazed obscure window to side, low level w/c, wash hand basin with storage below.



Garage En Bloc

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.

Bedroom Two

7'87 x 8'9 to robes (2.13m x 2.67m to robes)

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



Council Tax Band: C

EPC Rating: TBC



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		
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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