



## 85 Water Orton Lane, Minworth, B76 9BD

Asking price £340,000

This modern extremely well presented semi detached family home situated in the popular residential location briefly comprises hallway, lounge, kitchen/diner/family room, three good sized bedrooms (master having ensuite) and family bathroom. There is a rear garden leading to the rear garage (currently being used as a games room) and a driveway to the front. Call Now To View !

## Approach

Composite door to front, radiator and spotlights to ceiling.



## Hallway

Composite door to front, radiator and spotlights to ceiling.

## Lounge

Double glazed window to front, radiator and spotlights to ceiling.



## Kitchen/Diner/Family Room

Having a range of matching wall, base and drawer units, sink unit with drainer and mixer tap, integrated Bosch microwave, Bosch oven, Bosch gas hob, built in fridge freezer, washing machine and dishwasher, radiator double glazed bi fold doors leading to rear garden, Karndean flooring understairs, store cupboard and spotlights to ceiling.



## Downstairs w/c

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



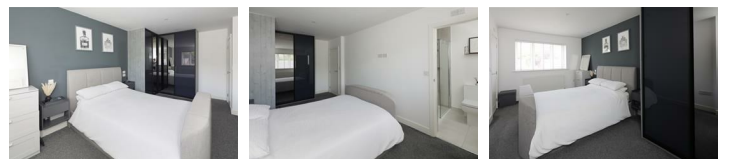
## Landing

Double glazed window to side, loft access, storage cupboard concealing wall mounted central heating boiler and ceiling light point.



## Bedroom One

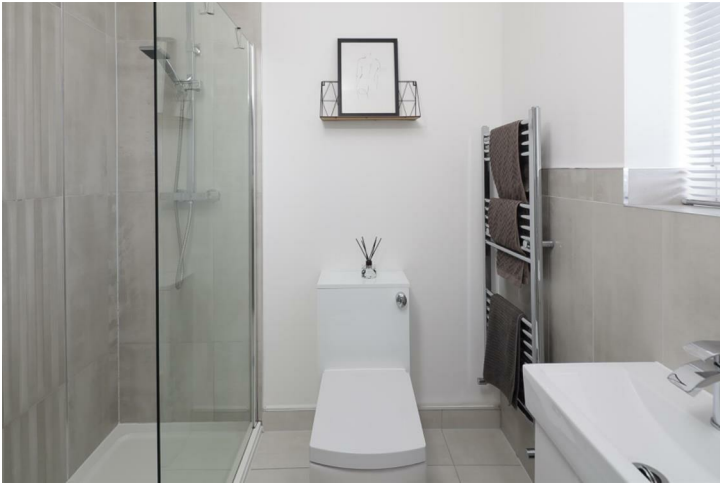
Double glazed windows to rear, built in wardrobes, radiator and spotlights to ceiling.



## Ensuite

Double glazed window to rear, shower cubicle with shower, low level w/c, wash hand basin with storage below, heated towel rail and spotlights to ceiling.





### Bedroom Two

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



### Bedroom Three

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



### Family Bathroom

Double glazed window to side, panelled bath with shower over, wash hand basin and low level w/c set in vanity unit, heated towel rail and spotlights to ceiling.



### Rear Garden

Paved patio area, artificial lawn, gated access to rear and side, enclosed to neighbouring boundaries.



### Rear Garage (currently used as a games room)

Composite door to garden, power points, ceiling light point and spotlights, up and over garage door.



### 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 - B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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