

114A Coleshill Road, Water Orton, B46 1QE

Offers in the region of £330,000

This semi detached home situated in the village of Water Orton briefly comprises porch, hallway, downstairs w/c, lounge, snug, dining room, fitted kitchen, three bedrooms and shower room. There is an enclosed rear garden and a driveway providing off street parking. This is an ideal family home and is the perfect location for local schools, amenities and transport links.

Approach

Driveway to front and lawned area.



Porch

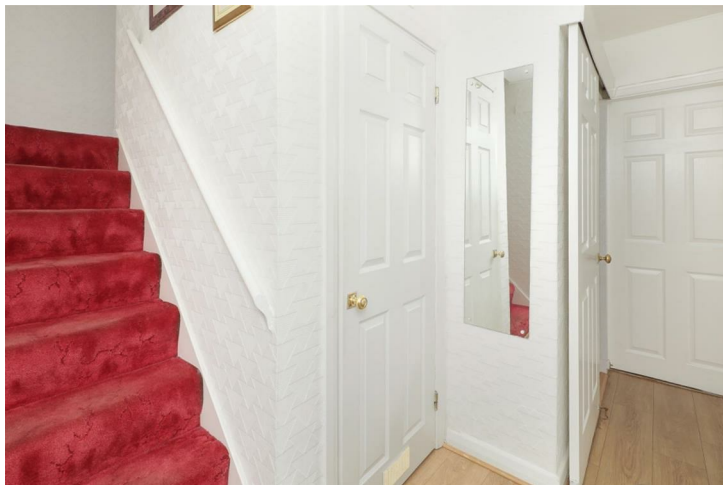
Double glazed door to front and windows to front and spotlight to ceiling.

Downstairs W/C

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

Hallway

Stairs to first floor accommodation, store cupboard, two wall light points



Lounge

21'05 x 11'09 (6.53m x 3.58m)

Double glazed sliding patio doors to rear garden, double opening doors to snug, electric fire with surround, radiator and two ceiling light points.



Snug

8'8 x 9 (2.64m x 2.74m)

Double glazed sliding doors to rear garden, radiator and ceiling light point.

Dining Room

15'01 x 7'09 (4.60m x 2.36m)

Having double glazed window to front and ceiling light point.



Kitchen

16'06 x 8'05 (5.03m x 2.57m)

Double glazed door to side and window to side, having wall, base and drawer units, double oven, electric hob, space for white goods, ceiling light points.



Landing

Double glazed window to front, loft access, two wall light point.

Bedroom One

11'11 x 11'3 (3.63m x 3.43m)

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



Bedroom Two

10'11 x 9'02 (3.33m x 2.79m)

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



Bedroom Three

9 x 8'02 (2.74m x 2.49m)

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



Shower Room

Double glazed obscure windows to side, vanity unit with inset wash basin and low level w/c and shower cubicle and ceiling light point.



Rear Garden

Laid to lawn, enclosed to neighbouring boundaries



Further Information

We endeavour to make our sales particulars accurate and

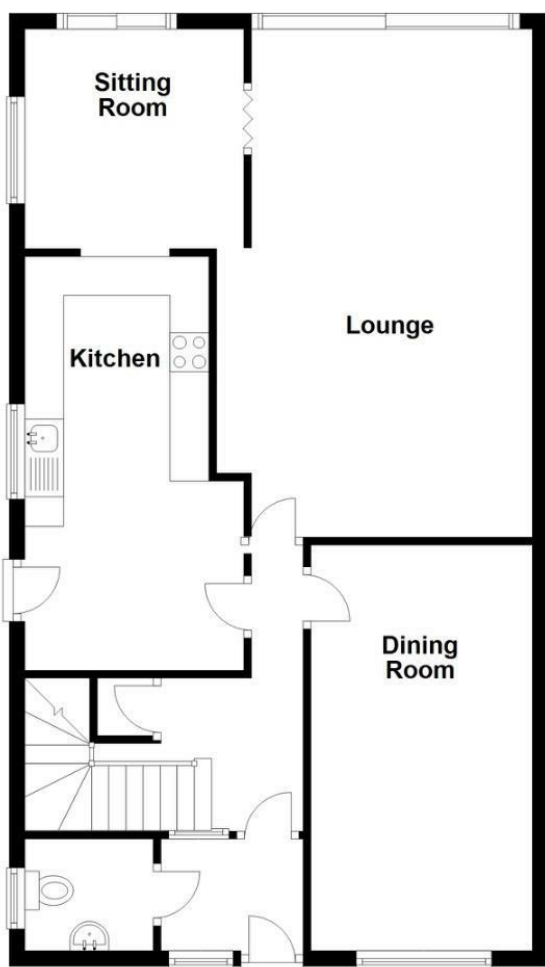
reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee 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.

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

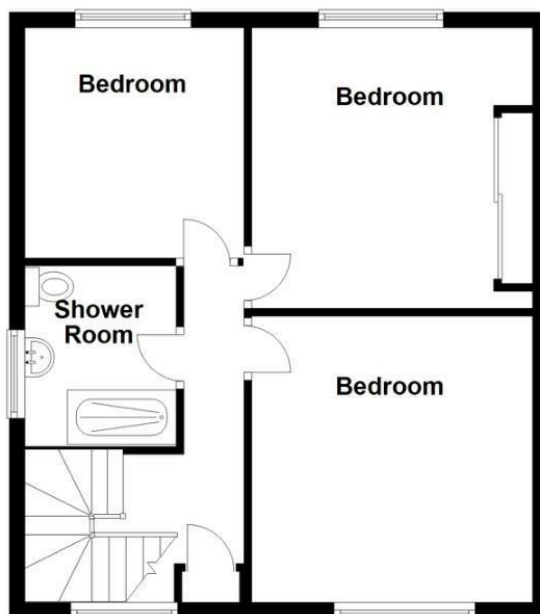
Council Tax Band: D

EPC Rating: D

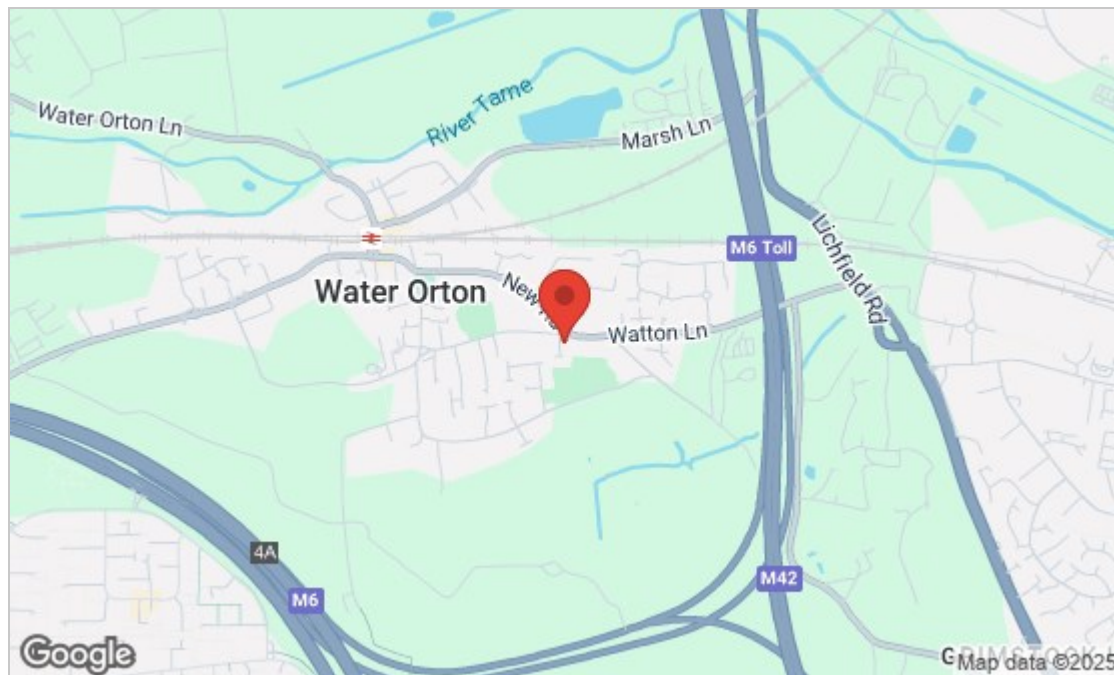
Ground Floor



First Floor



Total area: approx. 125.7 sq. metres (1353.5 sq. feet)



| 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 | | |
| | 63 | 75 |
| 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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