



## 71 Old Church Road, Water Orton, B46 1NJ

### Offers over £425,000

This detached home situated in a village location briefly comprises porch, hallway, lounge, dining room, kitchen, utility/sun room, three bedrooms and family bathroom. There is a car port to the side and driveway to the front. The rear garden is beautiful and provides huge potential. Call now to view this lovely family home.



## Approach

Driveway to front and laid to lawn area.



## Porch

Door to front.

## Hallway

Stairs to first floor accommodation, radiator, ceiling light point and understairs storage cupboard.

## Lounge

21'11 x 11 (6.68m x 3.35m)

Double glazed bow window to front, double glazed window to side, two radiators, feature fireplace with log burner, ceiling light points and double doors giving access to dining room.



## Dining Room

9'11 x 9'11 (3.02m x 3.02m)

Double glazed French doors leading to rear garden, wall hatch to kitchen, radiator and ceiling light point.



## Kitchen

14 x 8'6 (4.27m x 2.59m)

Having a range of wall, base and drawer units, sink with drainer and mixer tap, integrated electric oven and gas hob, fridge, radiator, spotlight to ceiling and double glazed window to rear.



## Utility/Sun Room

15'3 x 8'8 (4.65m x 2.64m)

Double glazed windows and door to garden, fitted cupboard, stainless steel sink unit with drainer and mixer tap.



## Downstairs W/C

Low level w/c, wash hand basin set in vanity unit and radiator.

## Landing

Loft access and window to side.

## Bedroom One

15' x 9'1 (4.57m x 2.77m)

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





### Bedroom Two

10'11 x 9'1 (3.33m x 2.77m)

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



### Rear Garden

Beautiful rear garden split over levels with laid to lawn areas and mature shrubs and trees.



### Bedroom Three

8' x 8' (2.44m x 2.44m)

Double glazed to rear, radiator and ceiling light point.



### Car Port

Having a carport to the side



### Garage

Up & over door and electric power points.



### Bathroom

Double glazed window to front, panelled bath with shower over, low level w/c, wash hand basin, built in airing cupboard and spotlight to ceiling.

### 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.

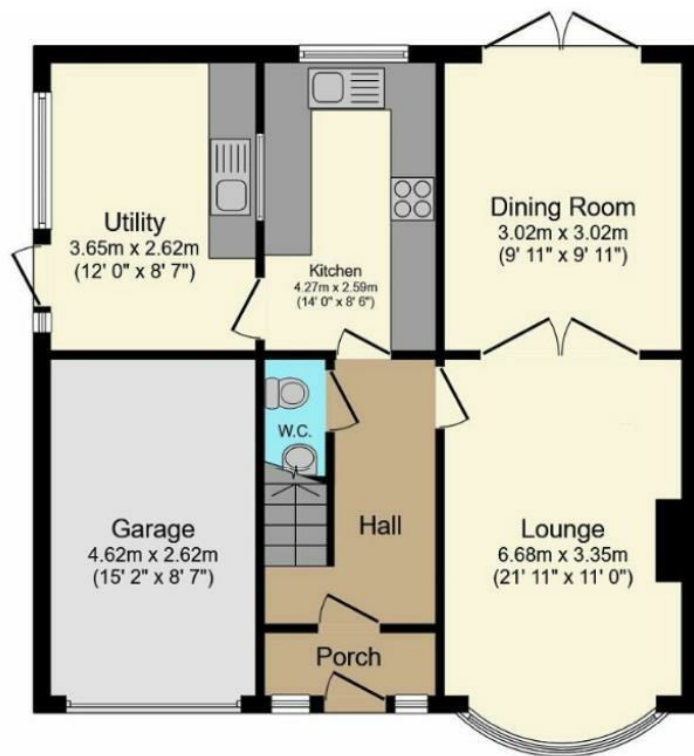
Money Laundering Regulations: intending purchasers will be

required to provide proof of identification at offer stage, a sale cannot be agreed without this.

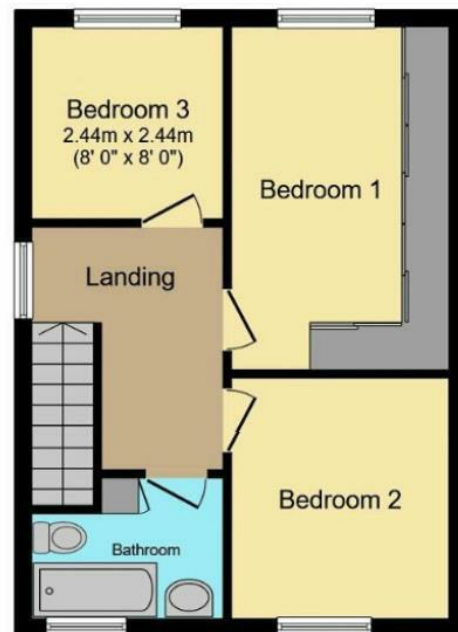
Council Tax Band - E

EPC Rating -





**Ground Floor**  
Floor area 65.3 m<sup>2</sup> (703 sq.ft.)



**First Floor**  
Floor area 39.7 m<sup>2</sup> (427 sq.ft.)

**TOTAL: 105.0 m<sup>2</sup> (1,130 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		59	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

**3 Albion Terrace, Water Orton, West Midlands, B46 1ST**

**Tel: 01216795187**

**info@chambersproperty.net**

**www.chambersproperty.net**