



119 Coleshill Road, Water Orton, B46 1QD

Offers over £585,000

Well presented detached property in Water Orton Village. In brief the property comprises entrance hallway, two reception rooms, downstairs wc, kitchen diner, five bedrooms, master with en-suite, family bathroom, garden, garage and off road parking, The property also benefits from rear vehicular access, double glazing and central heating (both where specified)

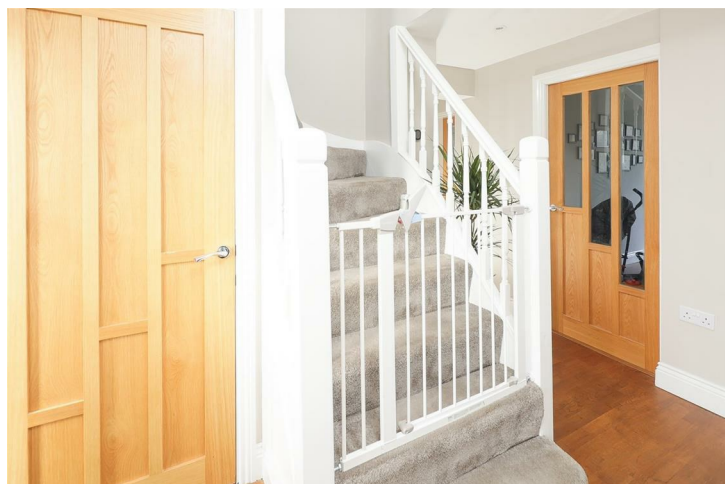
Approach

Tarmacadam driveway providing ample off road parking.



Entrance Hallway

Double glazed window to fore, radiator, inset ceiling spotlights, understairs storage and stairs rising to first floor elevation.



Downstairs WC

Double glazed window to side, low level wc wash hand basin and inset ceiling spotlights.



Reception Room One

27'09" x 10'09" (8.46m x 3.28m)

Double glazed bay window to fore, two ceiling light points, two radiators and double glazed French doors to rear.



Reception Room Two

16'04" x 8' (4.98m x 2.44m)

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



Kitchen

22'02" x 12'09" (6.76m x 3.89m)

Having a range of matching wall, base and drawer units, electric hob, island with base units and integrated wine cooler, double oven and microwave, sink with mixer tap over, space for white goods, pantry with window and inset ceiling spotlight, two radiators, two ceiling light points and double glazed French doors to rear.



Landing

Double glazed window to fore, radiator, inset ceiling spotlights, ceiling light point and access to part boarded loft.



Bedroom One

10'04" x 14'06" (3.15m x 4.42m)

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



Bedroom Three

12'08" x 8'03" (3.86m x 2.51m)

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



En-Suite

Double glazed window, shower cubicle with shower over, sink set in vanity unit, low level wc, inset ceiling spotlights and heated towel rail.



Bedroom Two

12'11" x 8'11" to wardrobes (3.94m x 2.72m to wardrobes)

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



Bedroom Four

10'10" x 11'06" (3.30m x 3.51m)

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



Bedroom Five

10'06" x 8'06" (3.20m x 2.59m)

Double glazed window to rear, radiator and ceiling light point

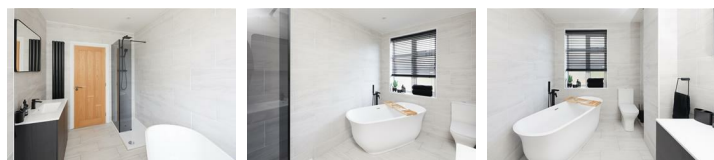


required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - E
EPC Rating - D

Bathroom

Double glazed window to rear, freestanding bath, low level wc, shower cubicle with shower over, sink set in vanity unit, radiator and inset ceiling spotlights.



Garage

19'06" x 10'04" (5.94m x 3.15m)

Space for white goods, base units, wall mounted boiler, inset ceiling spotlights, up and over door.

Covered Side Passage

Wall light point, door to fore and door to rear.

Rear Garden

Paved patio area, mainly laid to lawn, rear vehicular access and enclosed to boundaries.

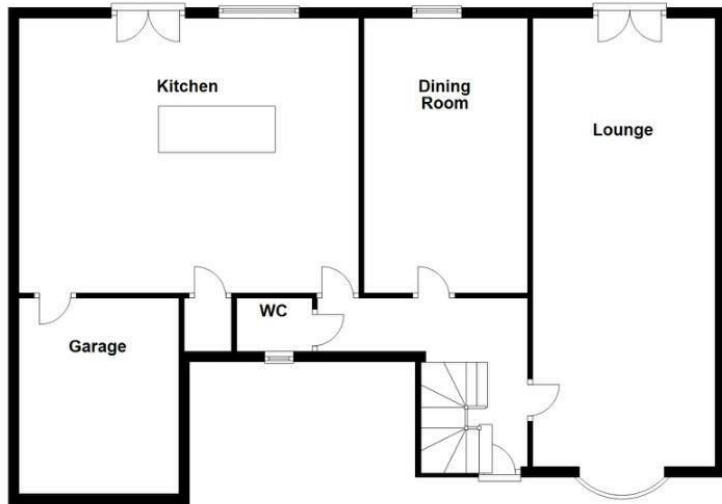


Further Information

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

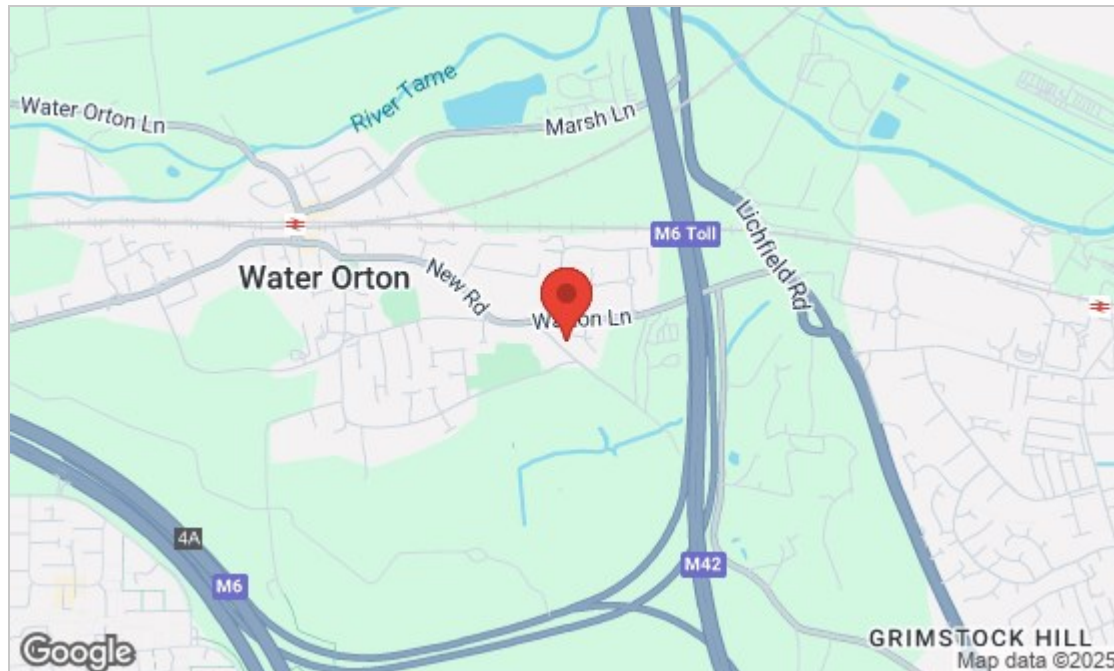
Ground Floor



First Floor



Total area: approx. 201.9 sq. metres (2173.3 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			
		67	81
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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