



49 Smiths Way, Water Orton, B46 1TW

Offers in the region of £435,000

Well presented detached property in the popular location of Water Orton. In brief the property comprises porch, entrance hallway, lounge, kitchen diner, downstairs wc, conservatory, four bedrooms, master with en-suite, bathroom, garden, garage and off road parking.

Entrance Hallway

Radiator, ceiling light point and stairs rising to first floor accommodation.

Porch

Double glazed with door to fore.

Approach

Driveway providing off road parking



Lounge

13'08" x 15'10" (4.17m x 4.83m)

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



Kitchen

25'03" x 10'04" (7.70m x 3.15m)

Having a range of matching wall, base and drawer units, sink with mixer tap over, integrated dishwasher, wine cooler, twin ovens, one with integrated microwave, fridge, five ring induction hob with extractor hood over, cupboard housing wall mounted boiler, two double glazed windows to rear, double glazed window to side, double glazed French doors giving access to conservatory, double glazed door to side, radiator and inset ceiling spotlights.



Inner Hall

Ceiling light point and access to understairs storage cupboard.

Downstairs WC

Low level wc, sink set in vanity unit, wash hand basin, inset ceiling spotlights and radiator.



Consevery

10'02" x 9'06" (3.10m x 2.90m)

Double glazed with French doors giving access to rear garden, radiator and ceiling light fan.



Landing

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

Bedroom One

12'09" x 11'06" max (3.89m x 3.51m max)

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



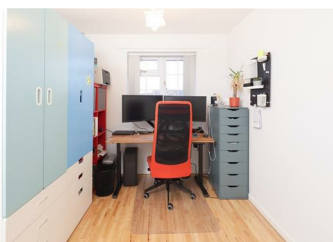
En-Suite

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



Bathroom

Double glazed window to rear, bath with shower over, low level wc, wash hand basin, inset ceiling spotlights and radiator.



Bedroom Two

8'02" x 10'08" (2.49m x 3.25m)
Double glazed window to fore, radiator and ceiling light point.

Bedroom Three

11'11" x 8' (3.63m x 2.44m)
Roller shutter door, plumbing for white goods, power points and light point.

Garage

Two patio areas, mainly laid to lawn and enclosed to boundaries.



Bedroom Four

9'11" x 6'04" (3.02m x 1.93m)
Double glazed window to rear, radiator and ceiling light point.

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.

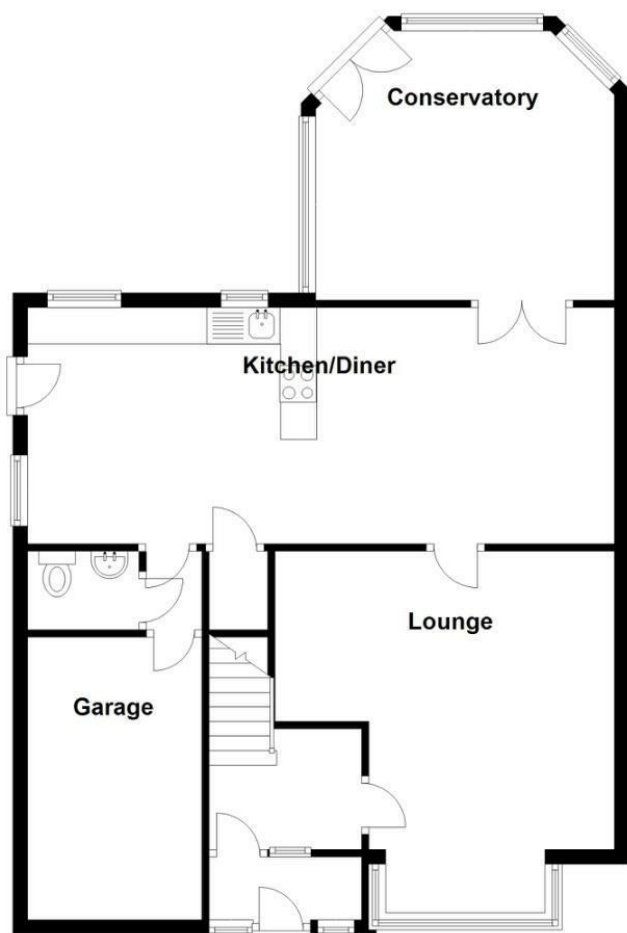
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - E
EPC Rating - C



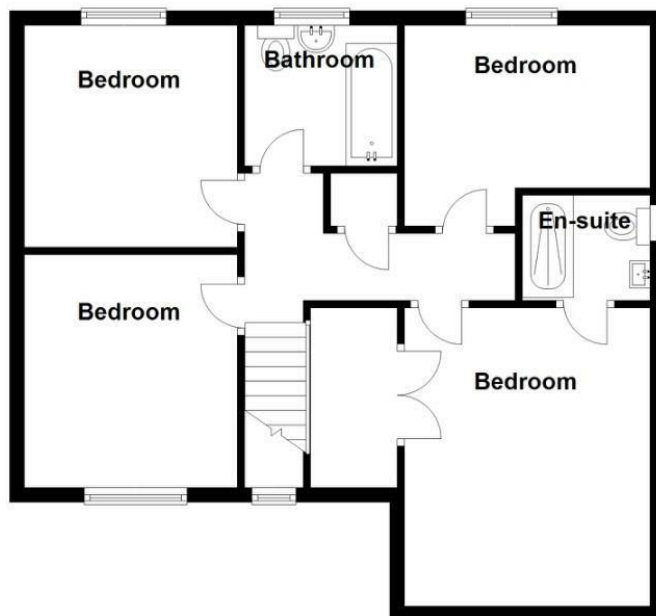
Ground Floor

Approx. 79.6 sq. metres (856.4 sq. feet)

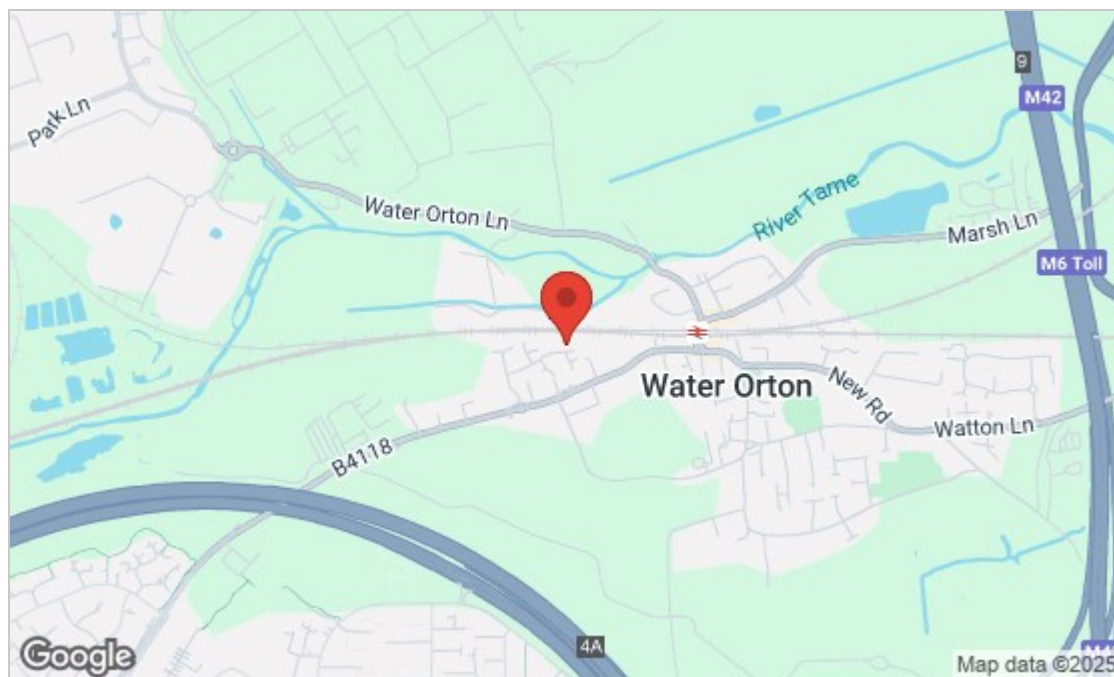


First Floor

Approx. 59.7 sq. metres (642.8 sq. feet)



Total area: approx. 139.3 sq. metres (1499.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	71	
(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		

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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