CHAMBERS
ESTATE & LETTING AGENTS

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 dishwater, 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.

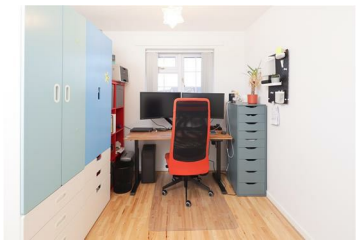
Consevatory
10'02" x 9'06" (3.10m x 2.90m)
Double glazed with French doors giving access to rear garden, radiator and ceiling light fan.

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

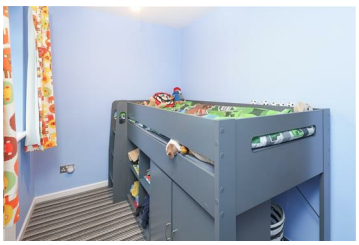
En-Suite
Double glazed window to side, shower cubicle with shower over, low level wc, sink set in vanity unit, inset ceiling spotlights and heated towel rail

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



Bedroom Three
8'04" x 8'02" (2.54m x 2.49m)
Double glazed window to rear, radiator and ceiling light point

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



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

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

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

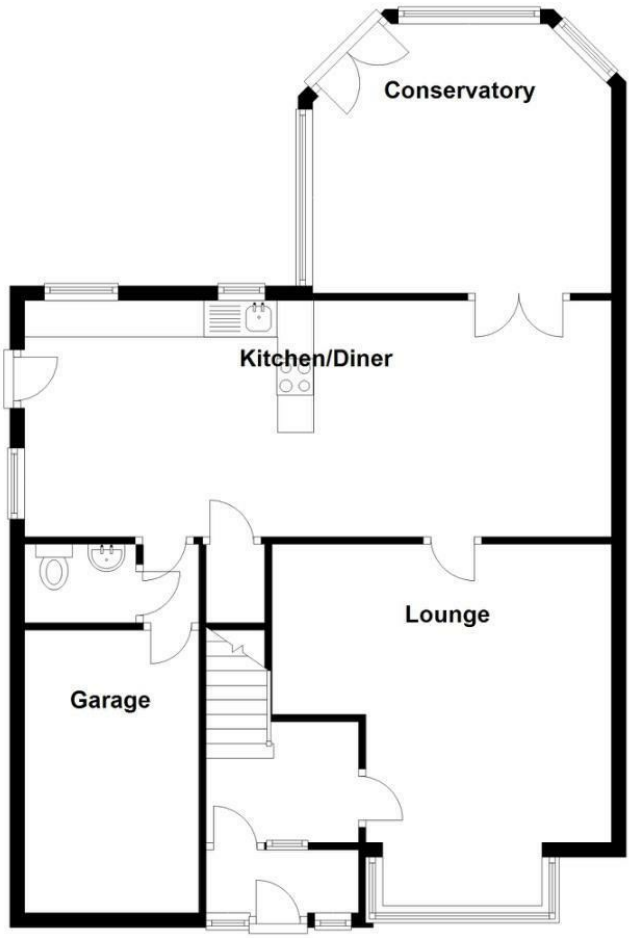
Further Information
We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not 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 required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - E
EPC Rating - C

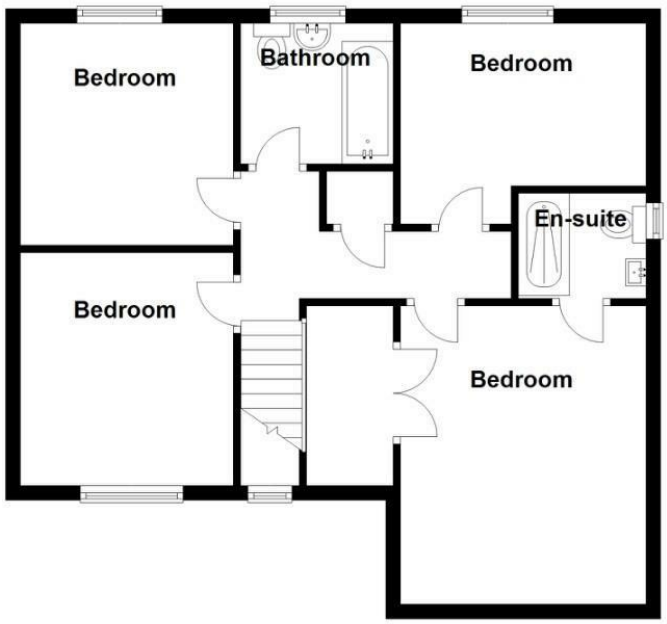
Ground Floor

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

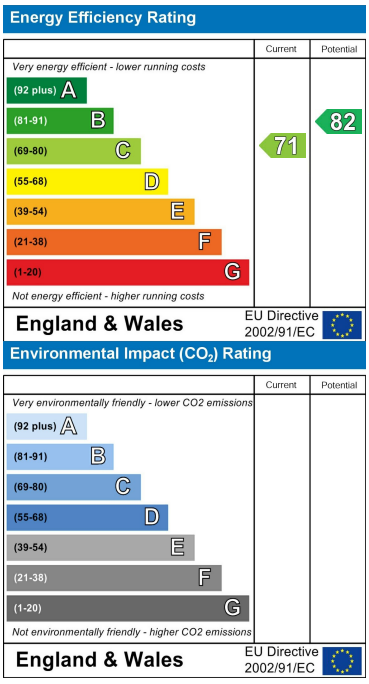


First Floor

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



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



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 firms 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