



21a Coleshill Road, Water Orton, B46 1QX

Offers over £475,000

This extremely well presented detached cottage with a detached one bedroom annexe must be viewed to appreciate the property on offer. The property briefly comprises two reception rooms, refitted kitchen with island, downstairs W/C, two bedrooms and bathroom to the first floor. The Annexe briefly provides independent living or an ideal work space and comprises of open plan kitchen living area, bedroom and shower room. There are electric gates to the front leading to a gravelled driveway, paved patio area for entertaining and an artificial lawned area. The property offers no chain is set in a lovely private location.

Approach

Access via a private driveway with electric gates.



Dining Room

13'7" x 15'3" (4.14m x 4.65m)

Double glazed window, radiator, feature fireplace with biofuel fire, oak mantel, ceiling light point and stairs rising to first floor accommodation.



Extended Lounge

16'5" x 16'3" (5.00m x 4.95m)

Having vaulted ceiling, double glazed bifold doors, wall light points, radiator and ceiling light point.



Kitchen

19'02" x 12'11" (5.84m x 3.94m)

Having a range of matching wall, base and drawer units with solid oak work surface, integrated fridge freezer, microwave, washing machine, tumble dryer and dishwasher, island with sink and mixer tap, space for range cooker, extractor hood, radiator, double glazed bifold doors and inset ceiling spotlights.



Cloakroom

Hanging space, low level wc, wash hand basin, radiator and ceiling light point.



Landing

Spindle balustrade, ceiling light point and access to loft void.



Bedroom One

15'1" x 10'3" (4.60m x 3.12m)

Sash style double glazed window, ceiling light point, fitted wardrobes and radiator.



Bedroom Two

8'9" x 8'7" (2.67m x 2.62m)

Sash style double glazed window, ceiling light point and radiator.





Bathroom

Sash style double glazed window, bath with shower over, low level wc, wash hand basin, heated towel rail and ceiling light point.



Annexe



Open Plan Lounge Kitchen

14'8" x 10' (4.47m x 3.05m)

Double glazed window, inset ceiling spotlights, base units, space for white goods, integrated oven and hob, sink with mixer tap,



Bedroom

8'10" x 6'7" (2.69m x 2.01m)

Double glazed window and inset ceiling spotlights.



Shower Room

Shower cubicle with shower over, wash hand basin, low level wc, velux style window and inset ceiling spotlights.



Garden

Landscaped garden with raised artificial lawn area, gravelled parking area, paved patio area and enclosed to boundaries.



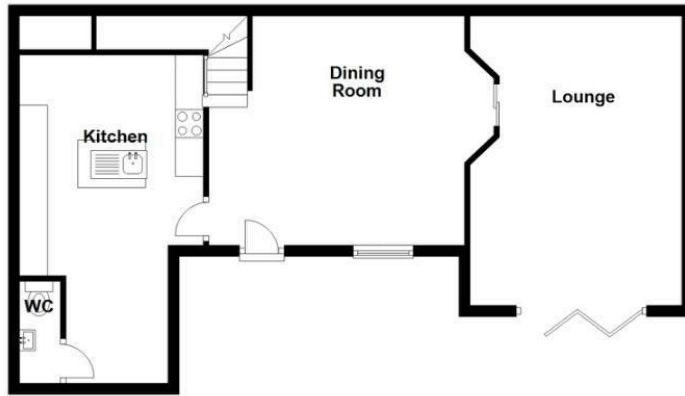
Further Information

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.

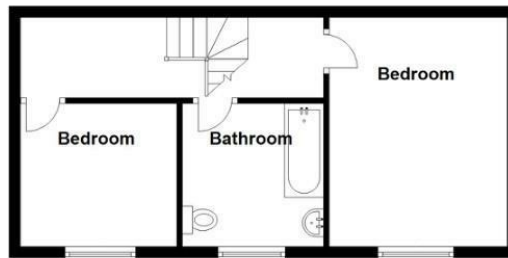
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: C
EPC Rating: F

Ground Floor



First Floor



Total area: approx. 129.2 sq. metres (1390.5 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			56
(39-54) E			
(21-38) F		23	
(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	

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