



## **Long Leys Cottage 20 Coleshill Road, Water Orton, B46 1SH**

### **£625,000**

This unique extremely well presented extended cottage in the heart of Water Orton Village MUST BE SEEN ! This lovely home comprises hallway, lounge, dining area, kitchen with island, three bedrooms (master with ensuite) and family bathroom. The property also has a security cameras. There is a driveway to the front and an enclosed rear garden and two brick built tool stores. The detail and design that has gone into this property is to the highest quality and would provide a lovely family home !

## Approach

Driveway providing off road parking and access to entrance front door and rear garden.

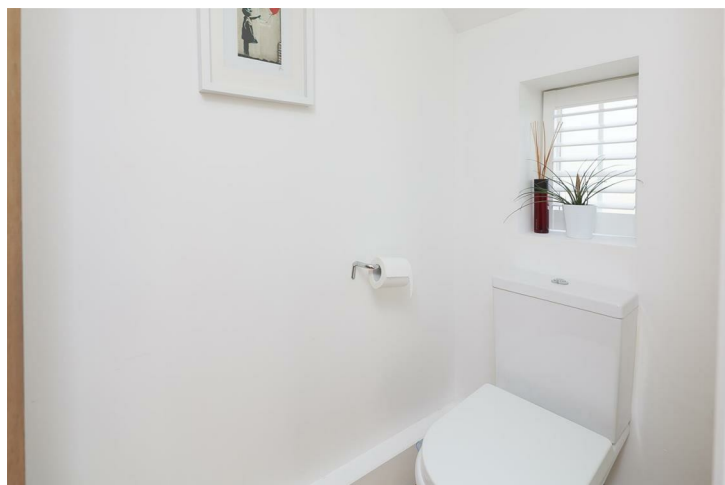


## Entrance Hallway

Ceiling light point and radiator

## Downstairs WC

Double glazed window to fore, low level wc, ceiling light point and sink set in vanity unit.



## Utility Room

6'10" x 5'07" (2.08m x 1.70m)

Double glazed window to side, wall and base units, Belfast style sink, space for white goods, integrated freezer, radiator and ceiling light point.



## Lounge

17'03" 11'11" (5.26m 3.63m)

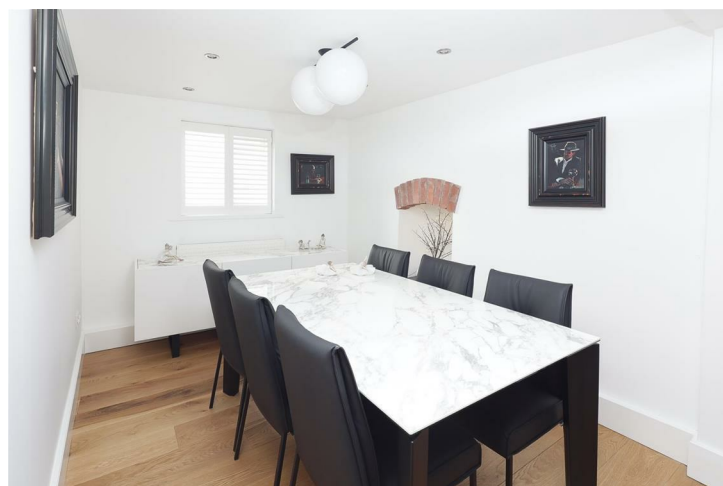
Three double glazed windows, radiator, spotlights to ceiling, inglenook fire place with gas fire, bespoke tulip wood shutters.



## Dining Room

8'03" x 17'04" max (2.51m x 5.28m max)

Double glazed window to side, oak staircase with glass balustrade, inset ceiling. spotlights, ceiling light point and radiator.



## Kitchen

16'03" x 16'04" (4.95m x 4.98m)

Having a range of matching wall, base and drawer units, two hide and slide Neff cookers, Neff microwave oven, Neff induction hob with extractor hood over, warming drawer, integrated fridge, freezer, dishwasher and wine cooler. island with storage below, sink and drainer, cupboard housing boiler, bifold doors, storage cupboard, radiator, inset ceiling spotlights, three skylights and double glazed window to rear.



## Landing



## Bedroom One

10'07 min x 10'10 min (3.23m min x 3.30m min)  
Double glazed windows, radiator and ceiling light point.



## Ensuite

Shower enclosure, low level w/c, wash hand basin, inset ceiling spot lights.



## Bedroom Two

6'02 x 11 (1.88m x 3.35m)  
Double glazed window to side, built in wardrobes, radiator and ceiling light point.



## Bedroom Three

11'03 max x 11 (3.43m max x 3.35m)  
Double glazed window to side, built in storage, radiator and ceiling light point.



## Bathroom

Skylight, freestanding bath, hand wash basin, separate shower enclosure, low level w/c, radiator and ceiling light point.



## Tool Store

10'04 x 9 (3.15m x 2.74m)  
Double glazed window to front and power.

## Rear Garden

Blocked paved patio area, raised laid to lawn area, two brick built tool stores and outside tap.



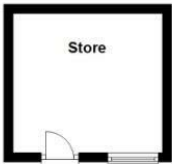
## Further Information

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 - D

Ground Floor



First Floor



Total area: approx. 143.7 sq. metres (1546.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		57
(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 <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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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