



## **56 Birmingham Road, Water Orton, B46 1TH**

### **£500,000**

This beautifully presented detached is situated in a great location close to local amenities and Water Orton train station. The property comprises porch, beautiful hallway, kitchen, lounge, dining room, front lounge, downstairs w.c, four bedrooms, bathroom, rear garden & driveway. Please call us to view on 01216795187!



## Approach

Gravelled driveway accessed by double opening wooden gates.



## Porch

Double glazed window to the front, storage cupboard, radiator and ceiling light point.

## Hallway

Double glazed window to the front, stairs to the first floor, three radiators and four ceiling light points. This is a great space for an office or play area.



## Front Lounge

10'10 x 14'1 max (3.30m x 4.29m max)

Double glazed window to the front, radiator, two ceiling light points and log burner.



## Downstairs w.c

Double glazed window to the side, low flush w.c, wall mounted hand wash basin, radiator and tiled flooring.

## Kitchen

12'11 x 14'6 max (3.94m x 4.42m max)

Double glazed window to the rear, wall and base units with work surface over, ceramic sink with mixer tap over, gas cooker point, wall mounted boiler and radiator.



## Living Room

12'8 x 9'10 (3.86m x 3.00m)

Double glazed window to the rear, double glazed door to the rear garden, sky light and ceiling light point.



## Dining Room

10'9 x 10'9 (3.28m x 3.28m)

Radiator and ceiling light point with a brick chimney breast.



## Landing

Loft access and ceiling light point.

## Bedroom One

10'1 max x 14'10 max (3.07m max x 4.52m max)

Double Glazed window to the front, two ceiling light points and radiator.





### Bedroom Two

12'2 x 10'10 max (3.71m x 3.30m max )

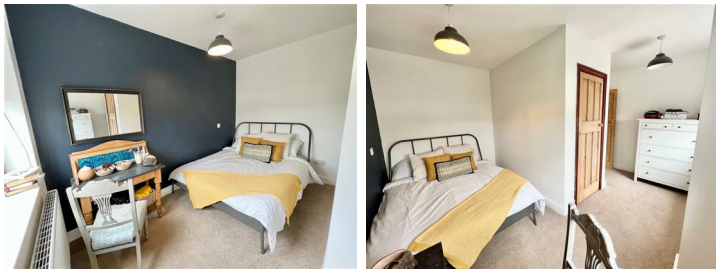
Double glazed window to the rear, radiator and two ceiling light points.



### Bedroom Three

11'9 max x 14'00 max (3.58m max x 4.27m max)

Two double glazed windows to the front, two ceiling light points, radiator and storage cupboard.



### Bedroom Four

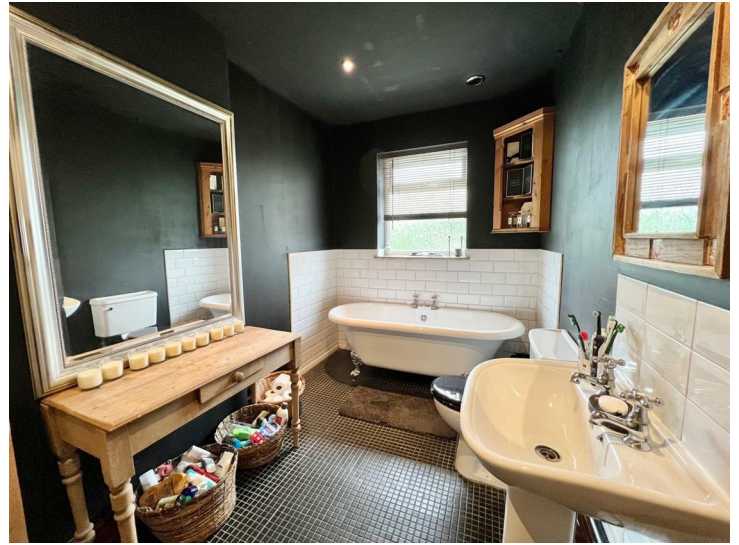
6'1 max x 14'4 (1.85m max x 4.37m )

Double glazed window to the rear, spotlights to the ceiling and radiator.



### Family Bathroom

Double glazed window to the rear, spotlights to the ceiling, low flush w.c, pedestal hand wash basin, freestanding roll top bath, tiled to splash prone areas and radiator.



### Rear Garden

Gravelled patio area, laid to lawn with pathway to a wooden framed Sala.



### 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 - D  
EPC Rating - TBC



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		
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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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