



## **The Cottage New Road, Water Orton, B46 1QP**

### **Offers over £600,000**

Beautifully presented and one of a kind cottage located in the heart of Water Orton Village. In brief the property comprises kitchen, utility room, downstairs shower room, snug, dining room, lounge, office, three bedrooms, en-suite, family bathroom, rear garden and off road parking. The property also has double glazing and central heating (both where specified) Being within walking distance to all local amenities, primary school and transport links as well as easy access to the M6 and M42 motorway, viewing is essential to truly appreciate what this property has to offer.

## Approach

Block paved driveway with a pathway to the back gate, access to the garage and hard wood door to the kitchen.



## Kitchen

12'11 max x 23'1 max including hallway (3.94m max x 7.04m max including hallway)

Double glazed window to the front and stable door to the garden, fitted kitchen with matching wall, base and drawer units, quartz worksurfaces, integrated fridge / freezer, slimline dishwasher, wine cooler & microwave, gas cooker point, Belfast style sink with mixer tap over, radiator, spotlights to the ceiling & doors to downstairs shower room, utility room & snug.



## Utility Room

7'2 x 5'11 (2.18m x 1.80m)

Double glazed window to the rear, spotlights to ceiling, wall & base units, roll edge work surfaces, stainless sink with drainer & mixer tap over, space for white goods and tiled splash back.

## Downstairs Shower Room

Pedestal hand wash basin, low flush w.c, shower cubicle with shower over, radiator, tiled flooring and spotlights to the ceiling.

## Snug

12'7 x 13'5 max (3.84m x 4.09m max)

Double glazed window to the side, feature brick inglenook fire place with a burner, radiator, ceiling light point, wall light point, two cupboards housing meters and door to the dining area.



## Dining Room

11'00 x 12'7 (3.35m x 3.84m)

Double glazed window to the side, ceiling light point, radiator and opening to lounge.



## Lounge

17'4 max x 22'4 (5.28m max x 6.81m)

Two double glazed windows to the rear, three windows to the sides, double glazed French doors to the garden, storage cupboard, radiator and feature brick inglenook fireplace with burner.



## Office

9'5 x 7'5 (2.87m x 2.26m)

Double glazed window to the side, ceiling light point radiator and stairs to the first floor.



## Landing One

Sky light & spotlight to the ceiling.

## Bedroom One

13'2 max x 22'4 max (restricted height) (4.01m max x 6.81m max (restricted height))

Two double glazed windows to the rear, radiator, spotlights to the ceiling, window to side and door to the en-suite.



### En-Suite

Skylight, spotlights to the ceiling, low flush w.c, pedestal hand wash basin, shower cubicle with shower over & heated towel rail.



### Rear Garden

Beautiful rear garden with paved patio areas and gravelled path, laid to lawn with access to four brick sheds.

### Landing Two

Ceiling light point and double glazed window to the rear.

### Bedroom Two

12'7" x 15'3" plus eave space (restricted height) (3.86m x 4.67m plus eave space (restricted height))  
Two skylights, spotlights to the ceiling & radiator.



### Garage



### Bedroom Three

11'01 x 10'4 (restricted height)  
Double glazed window to the rear, radiator, ceiling light point and built in wardrobes.



### Family Bathroom

Double glazed window to the front, vanity hand wash basin, low flush w.c, 'P' shaped bath with shower over, radiator and spotlights to the ceiling.

### 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

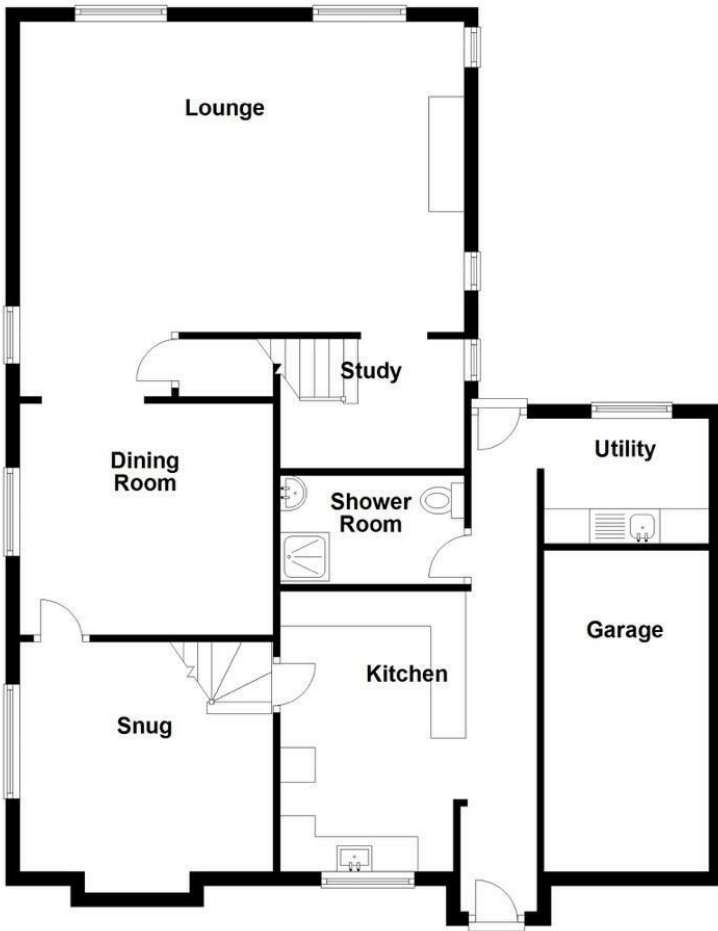
relating to this title including boundaries and any other important matters.

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 - D

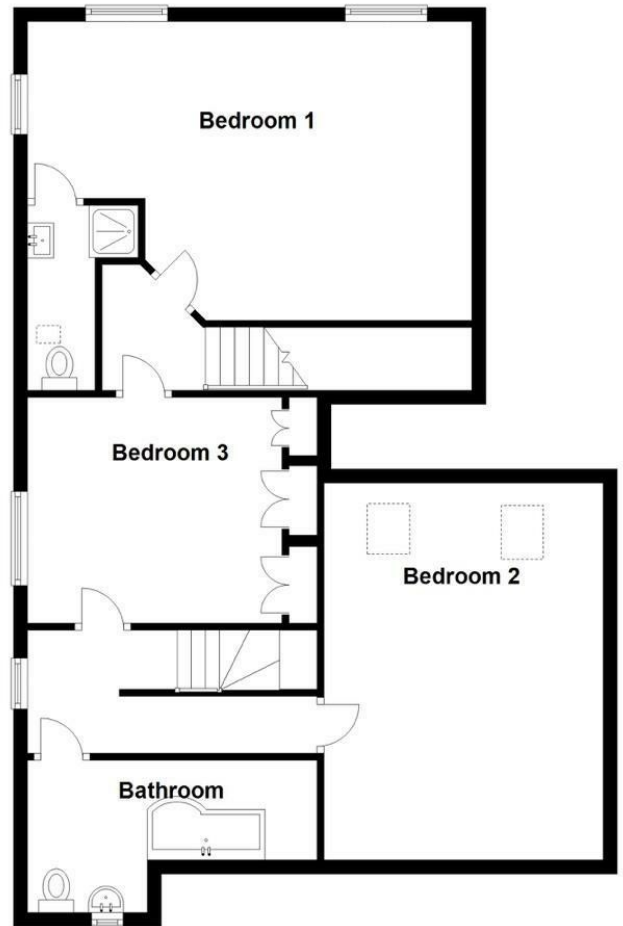
## Ground Floor

Approx. 100.4 sq. metres (1080.7 sq. feet)



## First Floor

Approx. 84.5 sq. metres (909.7 sq. feet)



Total area: approx. 184.9 sq. metres (1990.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(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	

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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