



4 Manor House Lane, Water Orton, B46 1NL

Offers over £170,000

This well presented first floor maisonette situated in the popular village of Water Orton briefly comprises hallway, lounge/diner, fitted kitchen, two bedrooms and bathroom. There is an enclosed rear garden and this home is an ideal first time buyer property. The lease will be extended upon completion providing 125 years. There is also a garage en-bloc. Call NOW to view.

Approach

Path leading to entrance front door.



Entrance Hallway

Door to front, electric heater, ceiling light point and stairs to first floor accommodation.

Lounge Diner

10'03 x 20'02 (3.12m x 6.15m)

Double glazed window to front, decorative fire place with electric fire and ceiling light point.



Kitchen

9'11 x 10'02 (3.02m x 3.10m)

Double glazed window to front, having a range of wall, base and drawer units, stainless steel sink with drainer and mixer tap, space for cooker and white goods, integrated extractor fan and ceiling light point.



Bedroom One

10'07 x 10'04 (3.23m x 3.15m)

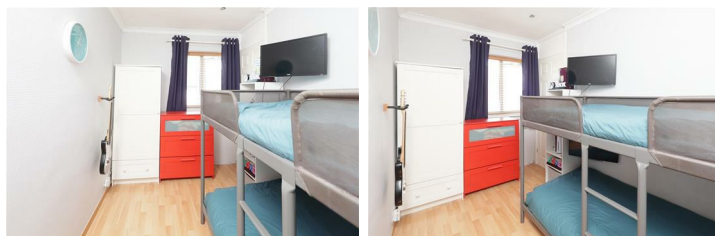
Double glazed window to rear, electric heater and ceiling light point.



Bedroom Two

6'08 x 10'11 (2.03m x 3.33m)

Double glazed window to rear, storage cupboard, electric heater and ceiling light point.



Bathroom

Double glazed window to side, low level w/c, hand wash basin, panel bath with shower over and ceiling light point.



Garden

Low maintenance, paved area and enclosed to neighbouring 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.

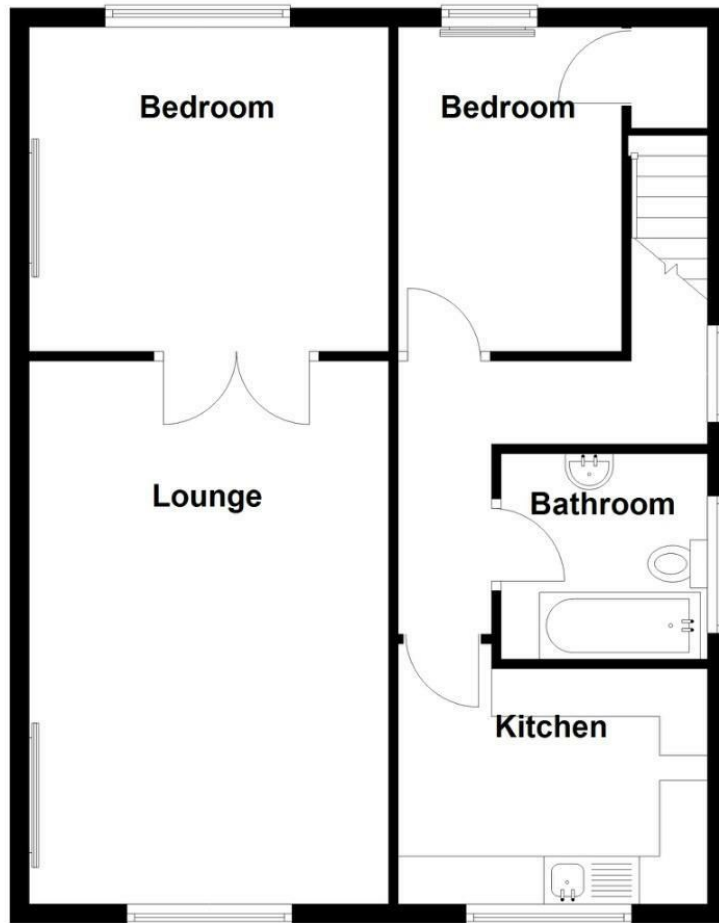
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Lease extension on completion - 125 years
Ground Rent £50.00 per annum

Council Tax Band - B
EPC Rating - G

First Floor

Approx. 65.1 sq. metres (700.5 sq. feet)



Total area: approx. 65.1 sq. metres (700.5 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		55
EU Directive 2002/91/EC		
England & Wales		
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		
		18
EU Directive 2002/91/EC		
England & Wales		

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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