



12 Coleshill Road, Water Orton, B46 1SH

Offers in excess of £290,000

Well presented mid terrace period property in the popular village of Water Orton. In brief the property comprises two reception rooms, kitchen, two bedrooms, bathroom, garden and off road parking. The property also benefits from double glazing and central heating (both where specified)

Approach

Block paved driveway providing off road parking



Reception Room One

12'08" max x 12'08" (3.86m max x 3.86m)

Double glazed sash style bay window to fore, gas fire, radiator, ceiling light point and cupboard housing meters.



Reception Room Two

15'02" x 12'07" (4.62m x 3.84m)

Double glazed double doors to rear, understairs storage cupboard, electric fire, ceiling light point, radiators and stairs rising to first floor elevation.



Kitchen

9'10" x 7'01" (3.00m x 2.16m)

Having a range of matching wall, base and drawer units, space for cooker, space for white goods, sink with mixer tap over, radiator and singled glazed door and window to side.



Landing

Ceiling light point and radiator.

Bedroom One

12'08" x 11'02" (3.86m x 3.40m)

Double glazed sash style windows to fore, ceiling light point and radiator.



Bedroom Two

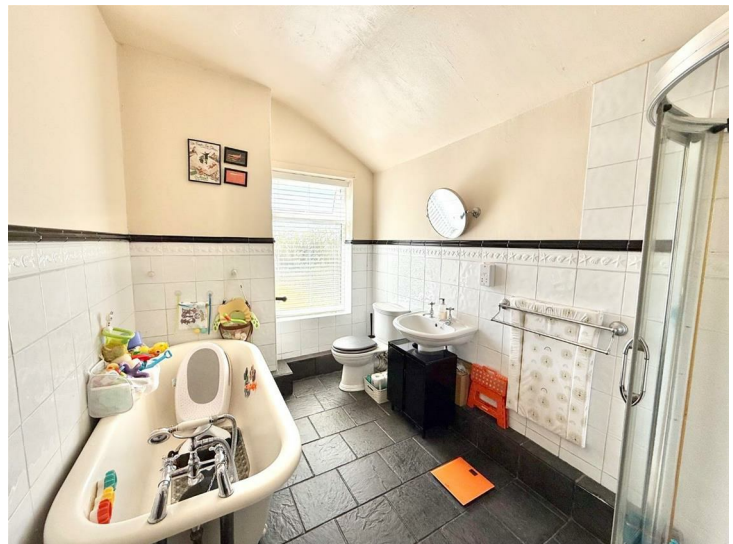
12'03" x 9'07" (3.73m x 2.92m)

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



Bathroom

Double glazed window to rear, ceiling light point, radiator, free standing bath, shower cubicle with shower over and wash hand basin.



Rear Garden

Paved patio area, two tool stores with power and enclosed to boundaries.

NB: Right of way for neighbouring properties



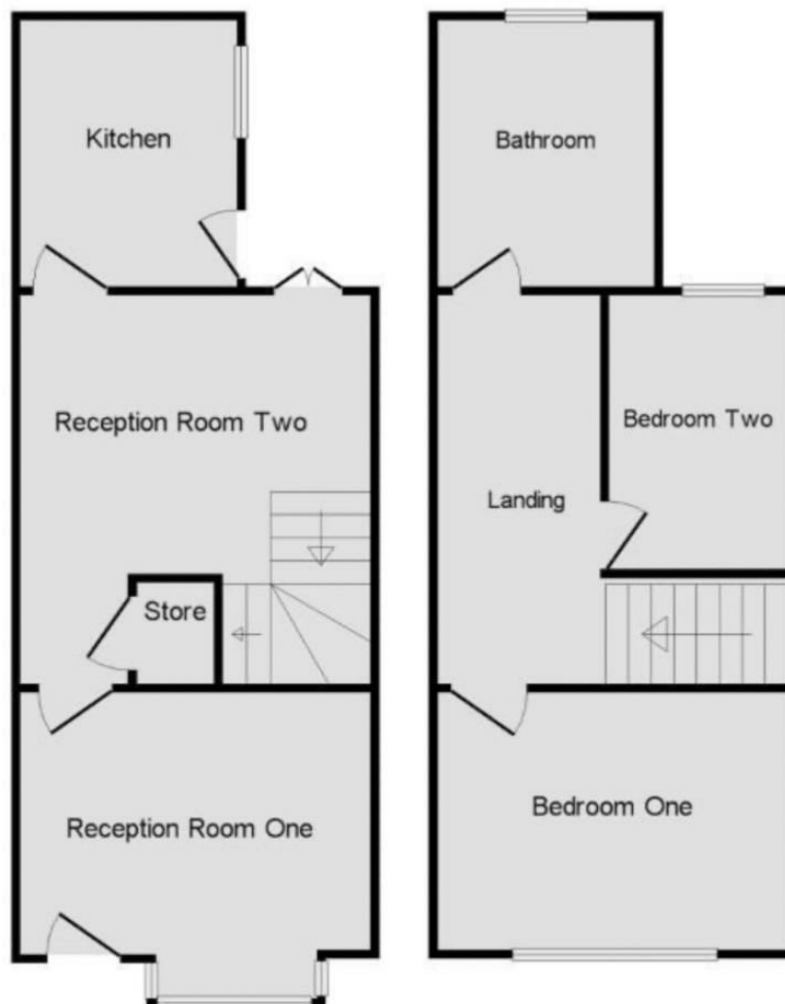
Further Information

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.

EPC Rating: D

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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 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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