



45 Salisbury Drive, Water Orton, B46 1QH

Offers in the region of £360,000

Extended semi detached in the heart of Water Orton. In brief the property comprises porch, entrance hallway, lounge, dining area, kitchen, utility, three bedrooms, bathroom, separate toilet, garden, garage and off road parking. The property also benefits from double glazing, central heating (both where specified) and NO CHAIN.

Approach

Block paved driveway providing off road parking.



Porch

French doors to fore, meter cupboards and ceiling light point.

Entrance Hallway

Radiator, ceiling light point, understairs storage cupboard and stairs rising to first floor accommodation.



Lounge

10'08" x 13'04" (3.25m x 4.06m)

Double glazed sliding doors to rear, gas fire, ceiling light point and radiator.



Dining Area

11'10" max x 15'03" (3.61m max x 4.65m)

Double glazed bay window to fore, ceiling light point and radiator.



Kitchen

17'05" x 7'10" min (5.31m x 2.39m min)

Having a range of matching wall, base and drawer units, integrated oven, hob and extractor hood, space for white goods, sink with mixer tap over, two ceiling light points, radiator, pantry and double glazed windows to rear and side.



Utility Area

7'02" x 12'03" (2.18m x 3.73m)

Matching wall and base units, sink with mixer tap, space for white goods, radiator and ceiling light point.



Downstairs WC

Low level wc, wash hand basin, spotlight and wall mounted boiler.

Entertaining Space

Artificial lawn, base units, bbq and door to rear garden.



Landing

Double glazed window to side, ceiling light point and access to loft.

Bedroom One

15'04" into bay x 9'01" to wardrobes (4.67m into bay x 2.77m to wardrobes)

Double glazed bay window to fore, ceiling light point, radiator and built in wardrobes.



Bedroom Two

13'05" x 8'07" (4.09m x 2.62m)

Double glazed bay window to rear, ceiling light point, radiator and built in wardrobes.



Bedroom Three

7'08" x 8'01" (2.34m x 2.46m)

Double glazed window to fore, ceiling light point and radiator.



Bathroom

Double glazed window to rear, inset ceiling spotlights, corner bath, shower cubicle with shower over, sink set in vanity unit, radiator and airing cupboard.



Separate WC

Low level wc, ceiling light point and double glazed window to side.



Rear Garden

Two paved patio areas, mainly laid to lawn, mature shrubs and foliage and enclosed to 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.

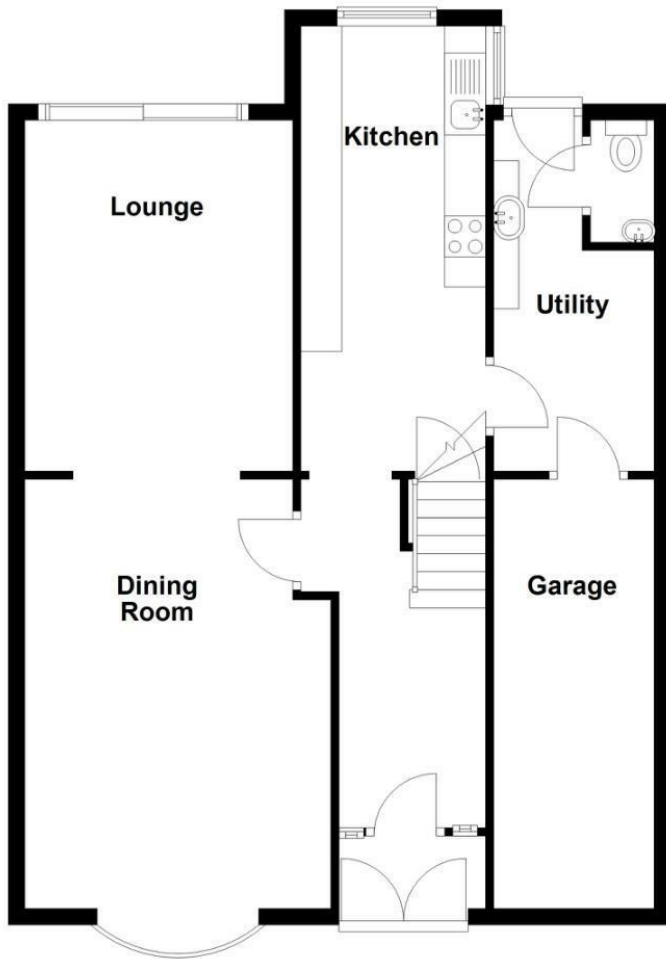
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: D

EPC Rating: D

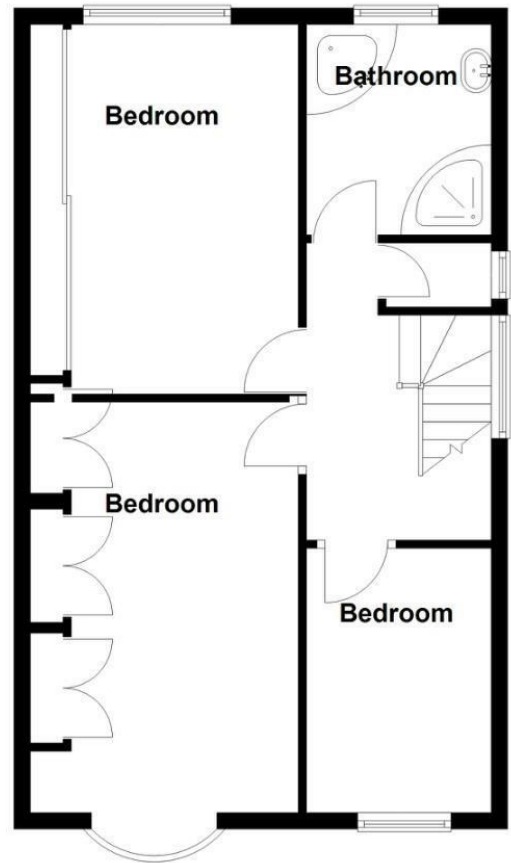
Ground Floor

Approx. 76.7 sq. metres (825.8 sq. feet)

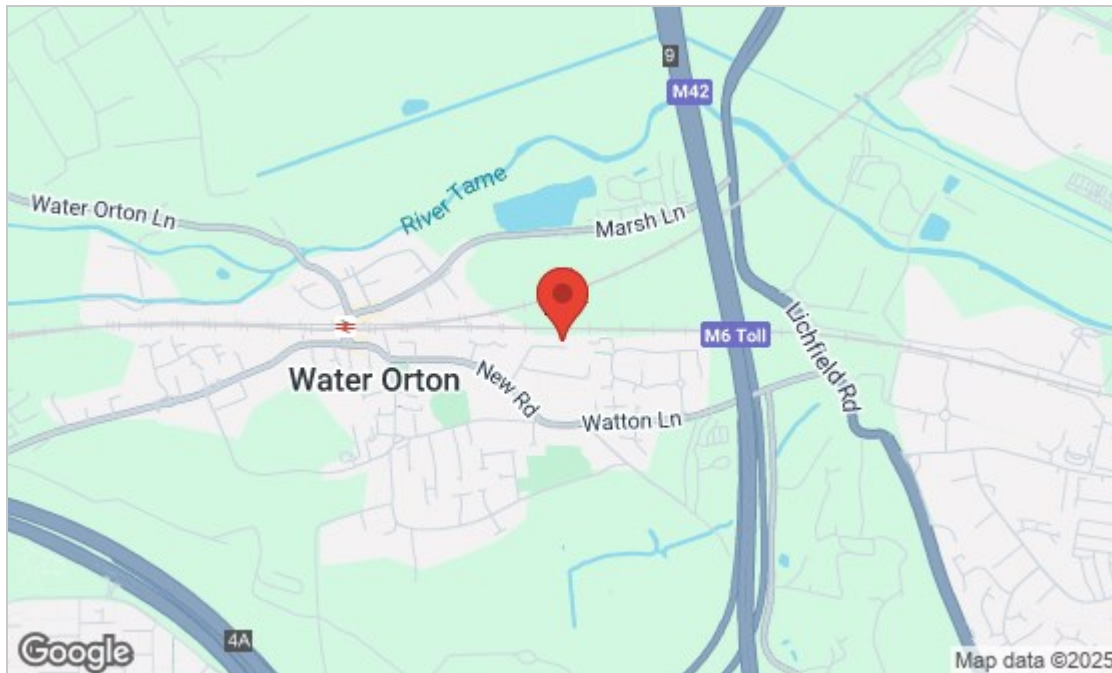


First Floor

Approx. 54.3 sq. metres (584.6 sq. feet)



Total area: approx. 131.0 sq. metres (1410.4 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		
		79
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		
		63
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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