

Barratt Last

ESTATE AGENTS

0121 776 5744



VICARAGE LANE, WATER ORTON, B46 1RY

£330,000 FREEHOLD

- Freehold Semi-Detached In A Popular Village Location
- 3 Bedrooms
- Pleasant Gardens
- Side Garage
- Some Upgrading Required
- Central Heating & Double Glazing
- Conservatory
- NO ON-GOING CHAIN

301-303 Chester Road, Castle Bromwich, Birmingham, B36 0JG Email: sales@barrattlast.co.uk

Barratt Last Estate Agents is the trading name of Barratt Last (Estate Agents) Limited, registered in England number 6288672.
Registered office: 11 Aldergate, Tamworth, Staffordshire B79 7DL.
A list of Directors is available for inspection at registered office.



Situated in the popular village location of Water Orton, this Freehold centrally heated, double glazed Semi-detached residence offers potential for improvement and is being sold with no on-going chain. The property briefly comprises :-

Enclosed Porch Entrance, Hallway, Lounge/Dining Room (separated by sliding doors), Kitchen, Utility Room, Three Bedrooms, Bathroom, Separate W.C., Side Garage and Pleasant Gardens.

GROUND FLOOR

Enclosed Porch Entrance

Hallway

Double glazed front door, central heating radiator, cloaks cupboard.

Lounge Area

14'1" x 11'8" (4.29m x 3.56m)

Double glazed bay window to fore, central heating radiator, gas fire fitted, sliding doors opening to :-

Dining Area

12'6" x 10'11" (3.81m x 3.33m)

Central heating radiator, double glazed patio doors.

Conservatory

Double glazed window and double glazed doors to rear garden.

Kitchen

9'5" x 7'10" (2.87m x 2.39m)

Fitted base and wall cupboards, roll edge work surfaces, 1 & a quarter bowl single drainer stainless steel sink, tiled splashbacks, double glazed window, plumbing for automatic washing machine, larder cupboard, door to :-

Utility

10'5" x 6'0" (3.18m x 1.83m)

Wall mounted cupboards, broom cupboard, door to side garage, double glazed window, double glazed door to rear garden.

FIRST FLOOR

Landing

Side double glazed window, loft access.

Bedroom 1

14' 6" x 10'2" (4.27m x 3.10m)

Double glazed bay window to fore, fitted 'his and hers' wardrobes with cupboards above, central heating radiator.

Bedroom 2

11'5" x 9'9" (3.48m x 2.97m)

Double glazed window to rear, fitted wardrobes, central heating radiator.

Bedroom 3

11'1" x 6'6" (3.38m x 1.98m)

Double glazed window to fore, central heating radiator.

Bathroom

Fully tiled walls, panelled bath with mixer tap shower attachment, pedestal wash hand basin, central heating radiator, double glazed window, cupboard housing 'Baxi' gas fired central heating boiler.

Separate Low Flush W.C.

Part tiled walls, double glazed window.

OUTSIDE

Gardens


The property is set back from the roadway behind lawn and block-paved driveway for two cars.

At the rear, the pleasant garden has patio, lawn with established flower and shrub borders, greenhouse.

ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however we would advise interested parties to have this information verified by a Legal Representative.

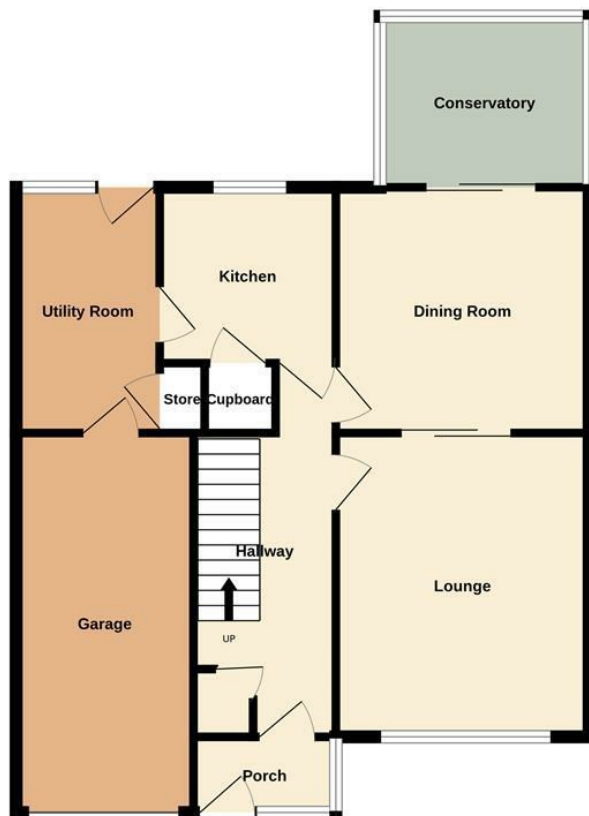
Council Tax - Band D - North Warwickshire Borough Council.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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 

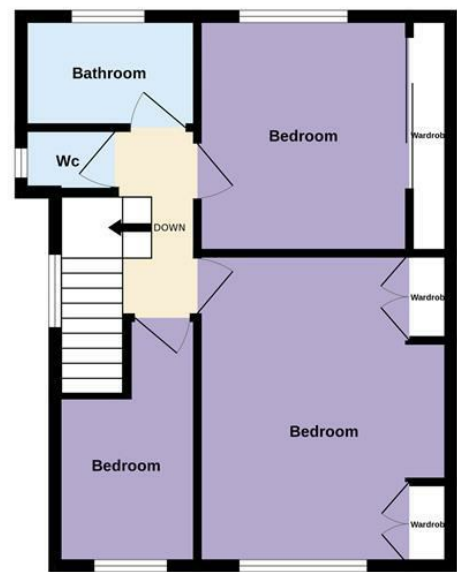
HOME TO SELL?

If you are selling your home, arrange a Free Valuation today. Call 0121 776 5744.

Ground Floor



1st Floor



95 Vicarage Lane B46 1ry

Measurements are approximate. Not to scale. Illustrative purposes only.
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