



## 90 Coleshill Road, Water Orton, B46 1RD

### Offers in excess of £300,000

This well presented semi detached home situated in the popular village of Water Orton briefly comprises two reception rooms, kitchen, downstairs w/c, three bedrooms and family bathroom. There is a large enclosed rear garden and a driveway to the front. This property would make a lovely family home. Call Now To View !

## Approach

Tarmac driveway to front.



## Reception Room One

13'9 max into bay x 16'6 max (4.19m max into bay x 5.03m max)

Double glazed bay window to front, radiator, feature fireplace, under storage cupboard and ceiling light point.



## Reception Room Two

14'2 x 11'7 max (4.32m x 3.53m max)

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



## Kitchen

20'3 max x 7'4 max (6.17m max x 2.24m max)

Having a range of matching wall, base and drawer units, stainless steel sink unit with drainer and mixer tap, space for gas cooker with extractor hood over, space for white goods, pantry, wall mounted central heating boiler and radiator.



## Downstairs WC

Double glazed window to rear, low level w/c, wash hand basin and ceiling light point.



## Landing

Loft access, radiator and ceiling light point.



## Bedroom One

12'1 x 11'7 max (3.68m x 3.53m max )

Two double glazed windows to front, radiator, feature fireplace and ceiling light point.



## Bedroom Two

10'4 x 8'9 max (3.15m x 2.67m max)

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





### Bedroom Three

9'10 x 7'4 max (3.00m x 2.24m max)

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

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



### Bathroom

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



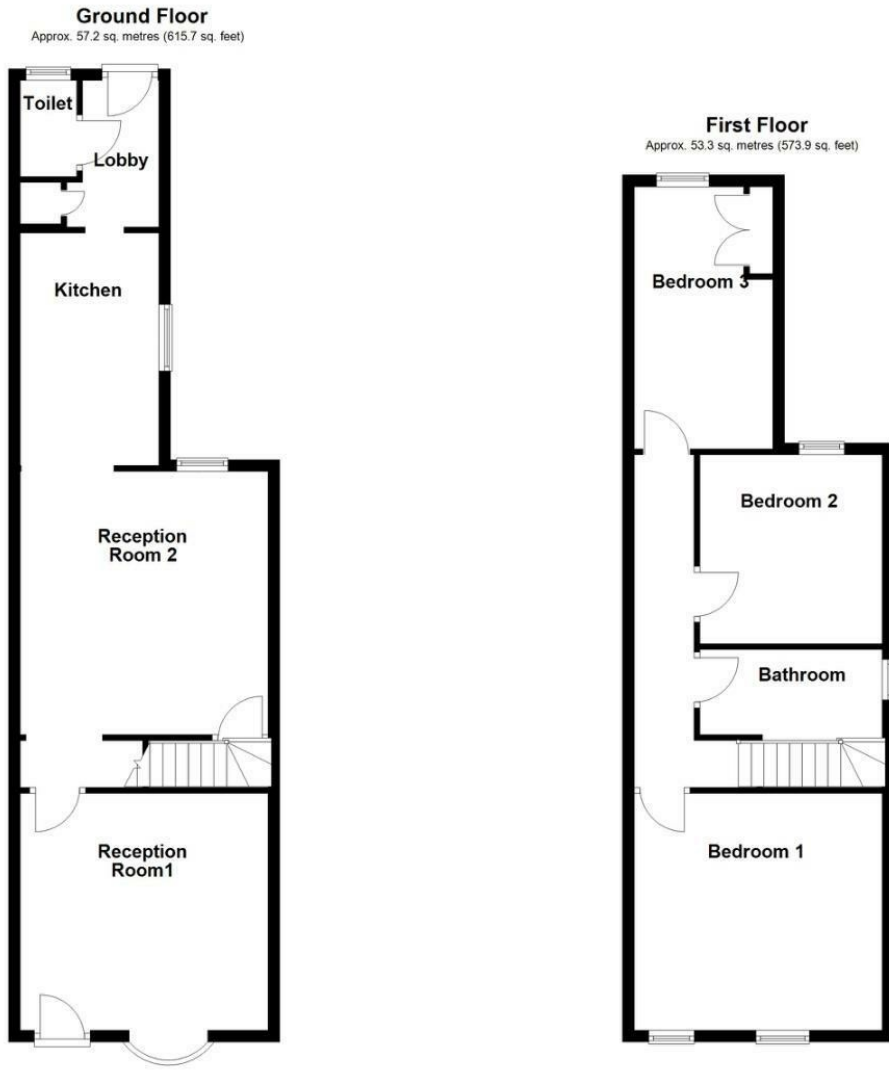
### Rear Garden

Mainly laid to lawn, two patio areas, gated access to side.



### 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



Total area: approx. 110.5 sq. metres (1189.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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