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17 Salisbury Drive, Water Orton, B46 1QH
£310,000

Tradiational semi detached property in the popular village of Water Orton. In brief the property comprises porch, entrance hallway, two reception rooms, kitchen, three bedrooms, shower room, separate wc, garden, garage and off road parking. The property also benefits from double glazing, central heating (both where specified) and NO CHAIN.

Approach
Driveway providing off road parking.



Porch
Cupboard housing meters.

Entrance Hallway
Ceiling light point, radiator and stairs rising to first floor accommodation.



Reception Room One
14'03" x 11'10" max (4.34m x 3.61m max)
Double glazed bay window to fore, ceiling light point and radiator





Reception Room Two
13'06" x 10'08" max (4.11m x 3.25m max)
Double glazed French doors to rear, brick built fire surround, ceiling light point and radiator.





Kitchen
10'04" plus recess x 7'08" (3.15m plus recess x 2.34m)
Base units, sink with mixer tap over, space for white goods, ceiling light point, double glazed window to rear and door to side leading to utility area.







Utility Area
12'04" x 7'03" (3.76m x 2.21m)
Double glazed window and door to rear, wall mounted boiler and door giving access to garage.





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

Bedroom One
14'10" into bay x 10'10" (4.52m into bay x 3.30m)
Double glazed bay window to fore, ceiling light point and radiator.





Bedroom Two
13'06" x 10'11" max (4.11m x 3.33m max)
Double glazed window to rear, ceiling light point and radiator.




Bedroom Three
8'02" x 7'08" (2.49m x 2.34m)
Double glazed window to fore and ceiling light point.

Shower Room
Double glazed window to rear, ceiling light point, wash hand basin and shower cubicle with shower over.




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



Garden
Paved patio area, mainly laid to lawn and enclosed to boundaries.



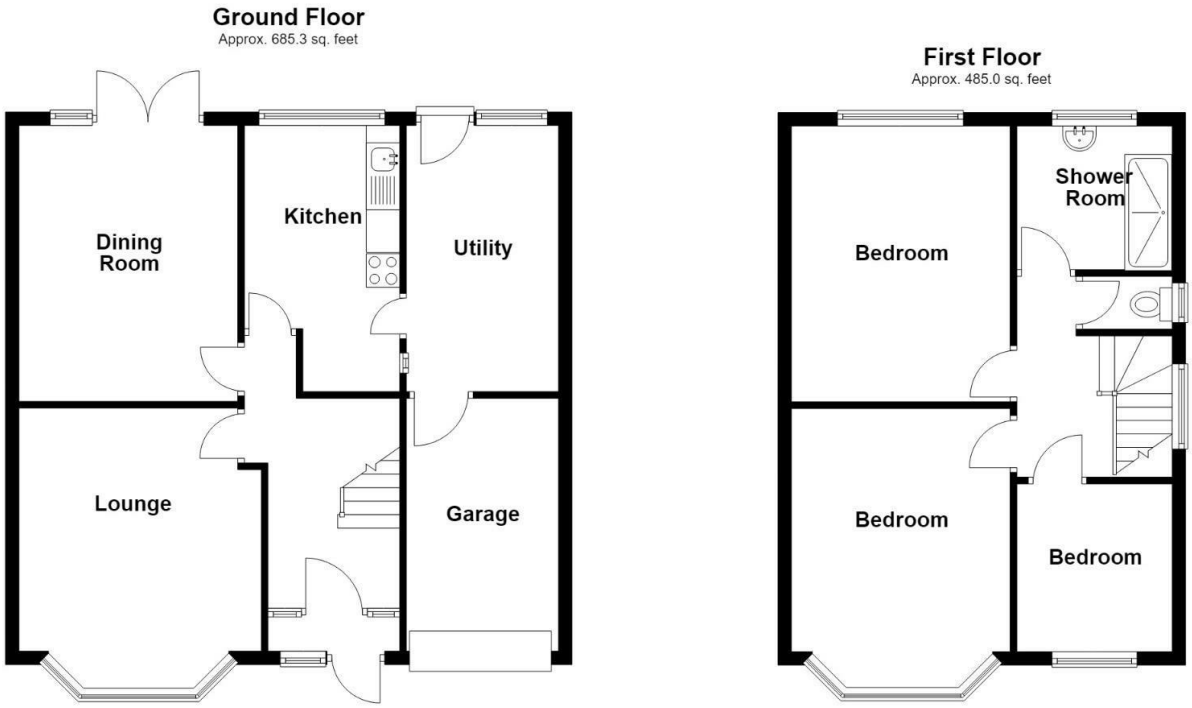

Garage
14'01" x 7'03" (4.29m x 2.21m)
Side hinged doors

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.

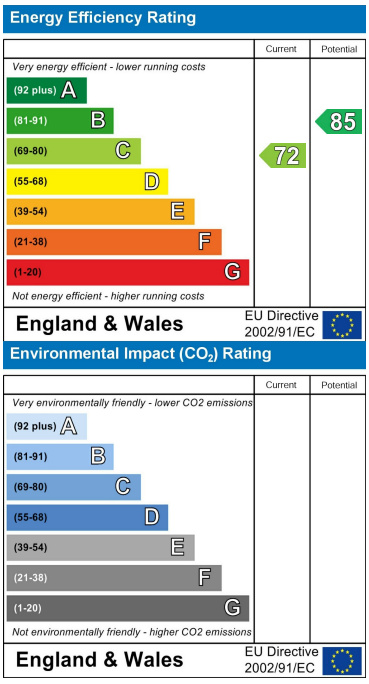
Money Laundering Regulations:intending purchasers will be required to provide proof of identification and funds at offer stage, a sale cannot be agreed without this.

Council Tax Band: D
EPC Rating: C



Total area: approx. 1170.3 sq. feet





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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