



7 New Road, Birmingham, B46 1QP

Offers over £550,000

This detached period property based in Water Orton village really is one of a kind. In brief the property comprises porch, entrance hallway, two reception rooms, kitchen, conservatory, three bedrooms, master with en-suite, family bathroom, garden, off road parking and double garage. The property also benefits from NO CHAIN.

Approach

Via a gated block paved driveway with mature shrubs and plants



Porch

Hardwood door to the fore, single glazed door and window to hall.

Hallway

Stairs to first floor accommodation, under stairs storage cupboard with double glazed window, radiator and ceiling light point.



Reception Room One

13'05 max x 17'11 (3.96m x 5.46m)

Dual aspect double glazed window to front and rear, feature fire surround, radiator and ceiling light point.



Reception Room Two

15'05 x 11'11 (4.70m x 3.63m)

Double glazed window to front, feature fire surround, radiator and ceiling light point.



Kitchen

11'10 x 17'00 (3.61m x 5.18m)

Three double glazed windows, wall base and drawer units, sink with mixer tap and drainer, space for cooker, cupboard housing boiler, space for white goods, radiator and two ceiling light points.



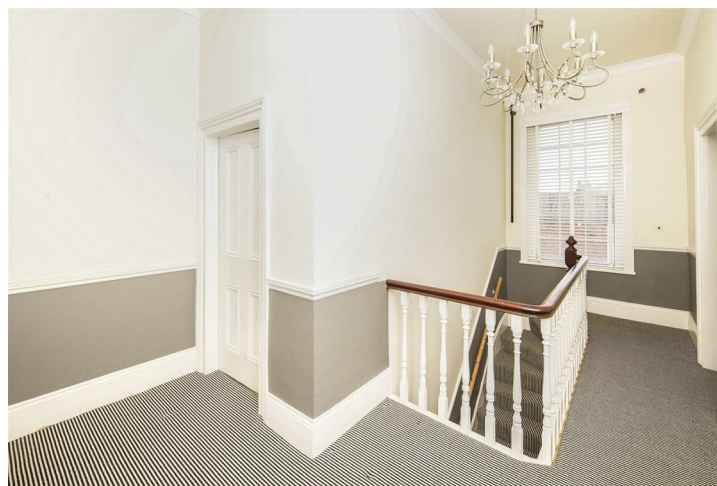
Conservatory

Double glazed door to garden, door to garage, radiator and ceiling light point.



Landing

Two double glazed windows to side, radiator and ceiling light point.



Bedroom One

18'00 max x 13'06 max (5.49m max x 4.11m max)

Dual aspect double glazed windows, radiator and ceiling light point.



Ensuite

Double glazed window to front, low level W/C, beday, hand

wash basin, shower cubicle, heated towel rail and spot lights to ceiling.



Bedroom Two

15'04 x 11'11 (4.67m x 3.63m)

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



Bedroom Three

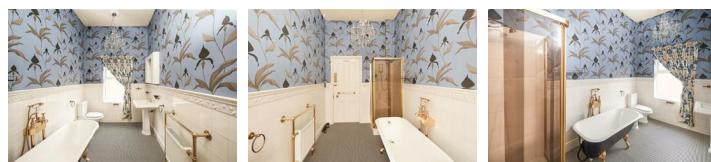
9'08 into wardrobes x 12'02 (2.95m into wardrobes x 3.71m)

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



Bathroom

Double glazed window to rear, loft access, low level W/C, wash hand basin, beday, freestanding bath, separate shower cubicle, heated towel rail and two ceiling light points.



Double Garage

14'01 x 16'01 (4.29m x 4.90m)

Electric up and over door and ceiling light point.

Rear Garden

Block paved, gated side access with mature plants and shrubs, enclosed to neighbouring 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.

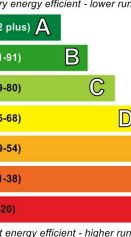

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - G
EPC Rating - E



Total area: approx. 198.4 sq. metres (2135.2 sq. feet)



Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92 plus) A				73
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E			52	
(21-38) F				
(1-20) G				
Not energy efficient - higher running costs				
			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				
			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 firms employment has the authority to make or give any representation or warranty in respect of the property.