



66 Coleshill Road, Water Orton, B46 1RD

Offers over £435,000

This lovely detached home briefly comprises porch, hallway, lounge, dining area, kitchen, downstairs w/c, four bedrooms and family bathroom. There is a driveway to the front leading to the garage and an enclosed rear garden. The property is situated in a lovely location over looking Water Orton cricket pitch. Call NOW to view !

Approach

Via tarmacadam driveway with area laid to lawn and ample off road parking.



Porch

Double glazed window to side and double glazed door to front.

Hallway

Door to front, stairs to first floor accommodation, radiator and ceiling light point.



Downstairs W/C

Double glazed obscured window to side, low level W/C, hand wash basin and ceiling light point.



Lounge

11'10 x 15'4 (3.61m x 4.67m)

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



Dining Area

8'2 x 11'10 (2.49m x 3.61m)

Double glazed French doors to rear, radiator and ceiling light point.



Kitchen

13'10 x 8'1 (4.22m x 2.46m)

Double glazed window to rear, double glazed door to side, wall base and drawer units.



Landing

Double glazed window to side, storage cupboard concealing wall mounted central heating boiler, loft access and ceiling light point.



Bedroom One

11'7 x 12'5 (3.53m x 3.78m)

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



Bedroom Two

12'10 x 9'3 (3.91m x 2.82m)

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

Council Tax Band - E
EPC Rating - D



Bedroom Three

11'6 x 8'11 (3.51m x 2.72m)

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



Bedroom Four

8'4 x 8'4 (2.54m x 2.54m)

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



Bathroom

Double glazed obscured window to rear, low level w/c, pedestal hand wash basin, panel bath with shower over, radiator and ceiling light point.

Rear Garden

Paved patio area, area laid to lawn, mature shrubs, gated side access and enclosed to neighbouring boundaries.



Garage

Up and over door to front.

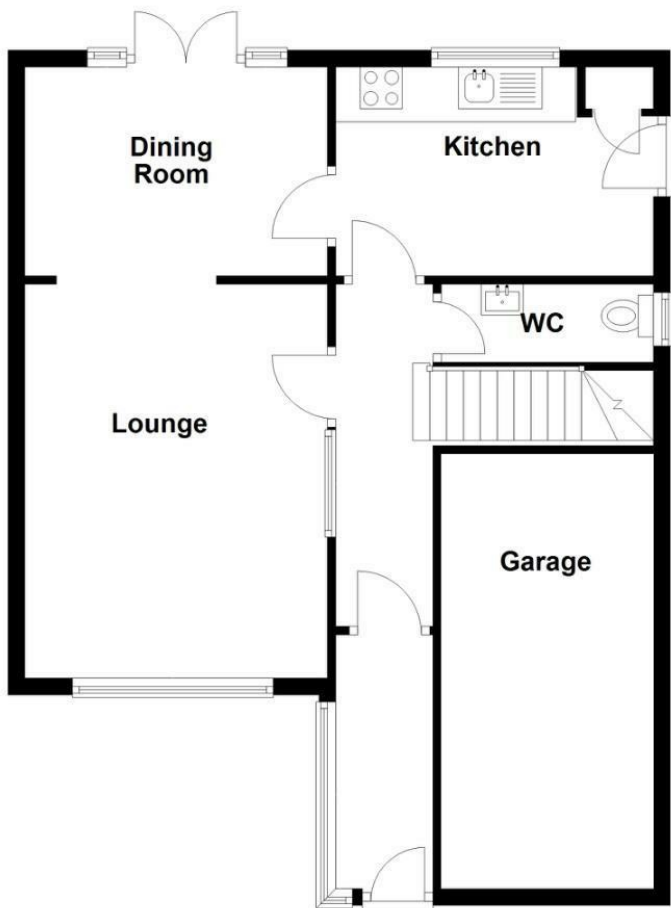
Further Information

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

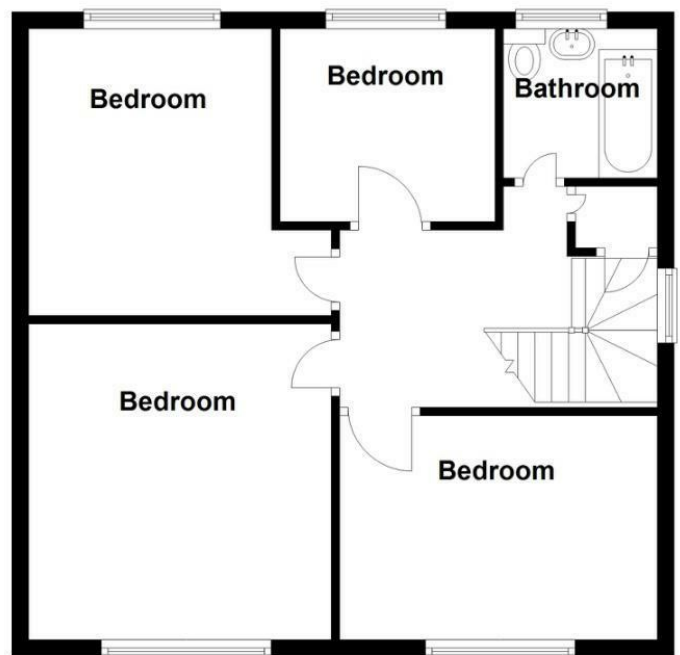
Ground Floor

Approx. 694.4 sq. feet

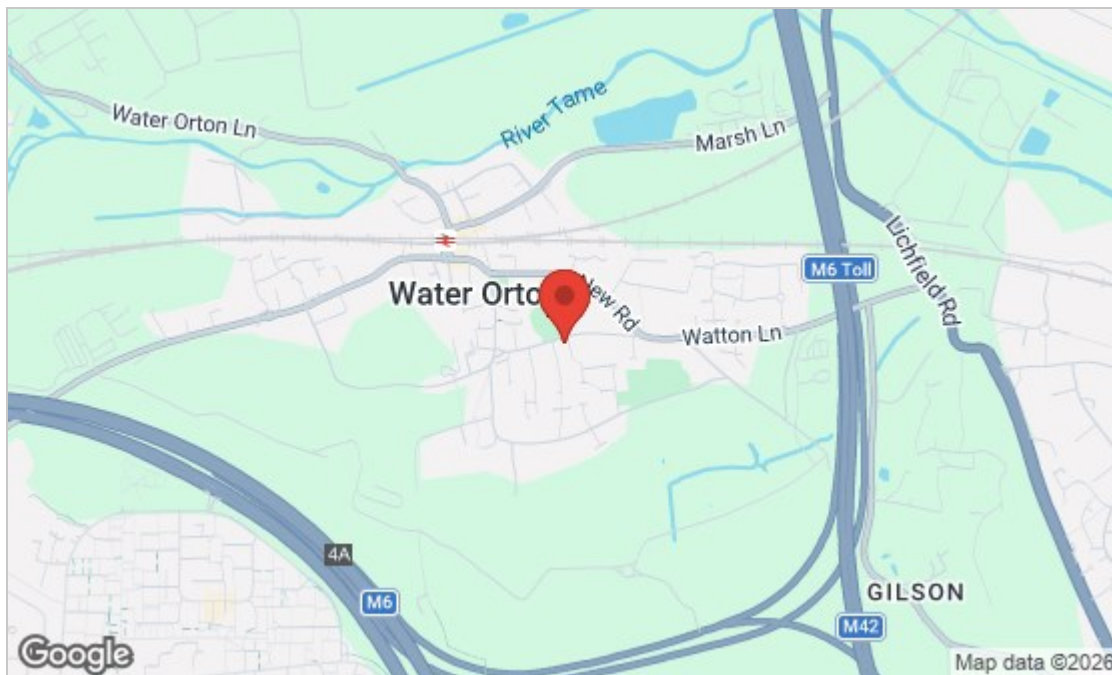


First Floor

Approx. 591.5 sq. feet



Total area: approx. 1285.9 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		
		80
	60	
England & Wales EU Directive 2002/91/EC		
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		
England & Wales EU Directive 2002/91/EC		

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