



66 Coleshill Road, Water Orton, B46 1RD

Offers over £440,000

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.



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.

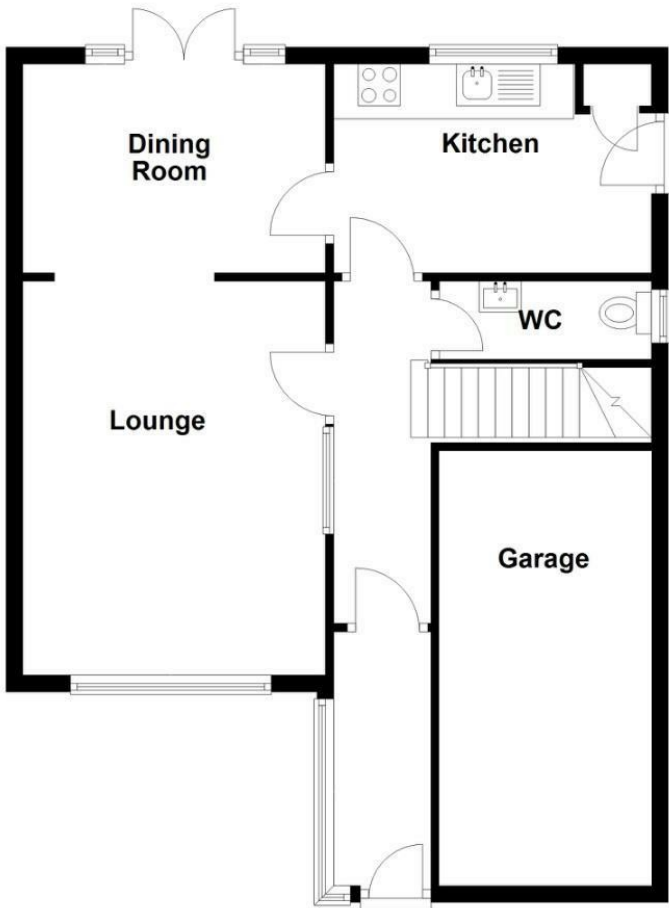
Further Information

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.

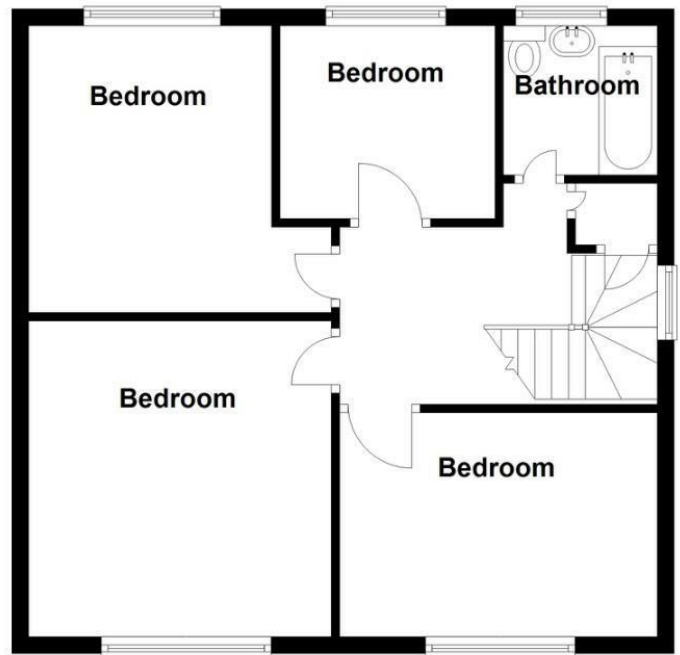
Ground Floor

Approx. 694.4 sq. feet

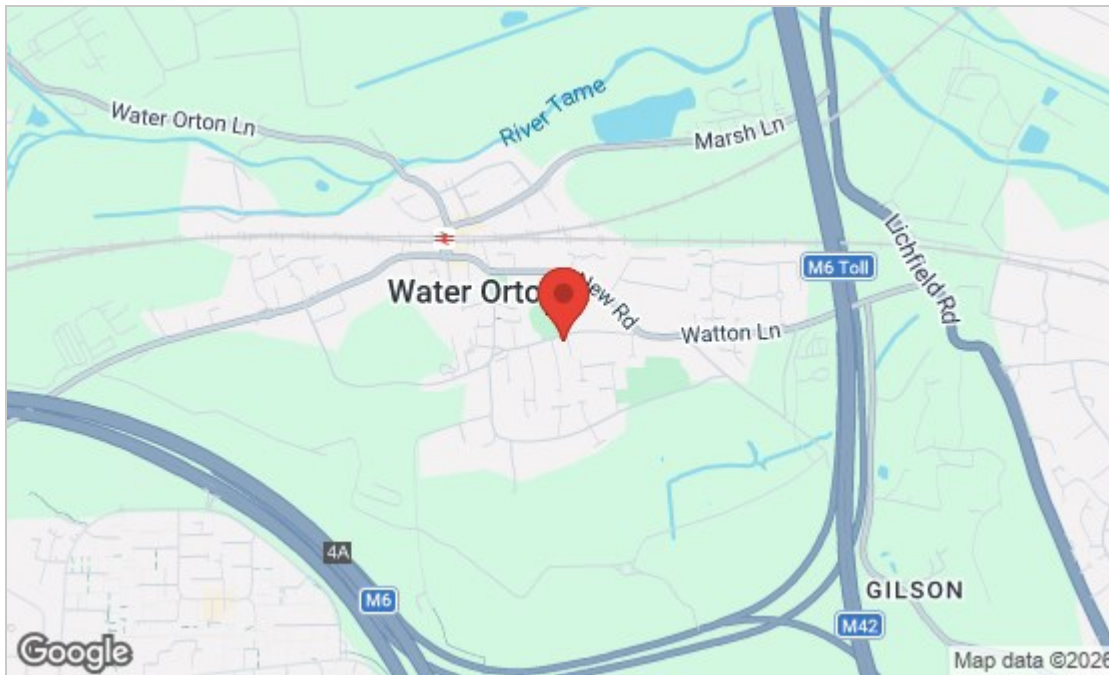


First Floor

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			80
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	

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.