



2A Vicarage Lane, Water Orton, B46 1RX

£435,000

Nestled within the sought-after village of Water Orton, this four-bedroom link detached family home offers the perfect blend of spacious living and village charm. Thoughtfully designed to accommodate the needs of growing families, the property boasts generous reception space, well-proportioned bedrooms, and a private rear garden ideal for both entertaining and everyday family life.

There are an excellent range of local amenities, schools, walks and convenient transport links to Birmingham, Sutton Coldfield, Solihull, and the motorway network. Early viewing is highly recommended to fully appreciate everything this property has to offer.

Approach

Access via a block paved driveway providing off road parking and access to garage, entrance front door and gated side entrance.



Lounge Diner

23'9" x 13'11" (7.24m x 4.24m)

Double glazed window to fore, radiator, two ceiling light points, feature fire surround and double glazed French doors leading to rear garden.



Breakfast Kitchen

11'5" x 10'10" (3.48m x 3.30m)

Having a range of matching wall, base and drawer units, sink with mixer tap over, integrated oven, hob, dishwasher and fridge, radiator, double glazed window to rear and ceiling light point.



Entrance Hallway

Ceiling light point, radiator, under stairs storage, wall light point and stairs rising to first floor accommodation.



Utility Area

9'2" x 4'9" (2.79m x 1.45m)

Double glazed door and window to rear, ceiling light point and door giving access to the garage.



Downstairs WC

Low level wc, sink set in vanity unit, ceiling light point and double glazed window to fore.



Bedroom One

12' x 14' (3.66m x 4.27m)

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



Bedroom Two

14' x 11' (4.27m x 3.35m)

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



Bedroom Three

13'11" x 7'5" (4.24m x 2.26m)

Double glazed window to fore, fitted wardrobes, wash hand basin, radiator and ceiling light point.

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: TBC

EPC Rating: D



Bedroom Four

9'7" x 8' (2.92m x 2.44m)

Double glazed window to fore, fitted storage unit, radiator and ceiling light point.



Bathroom

Bath with shower over, sink and toilet set in vanity unit, heated towel rail, ceiling light point and double glazed window to rear.



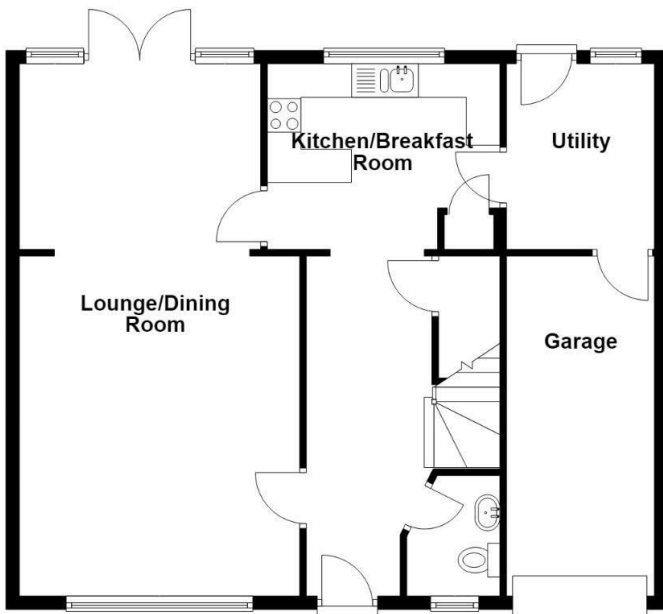
Rear Garden

Paved patio, mature foliage and enclosed to boundaries.

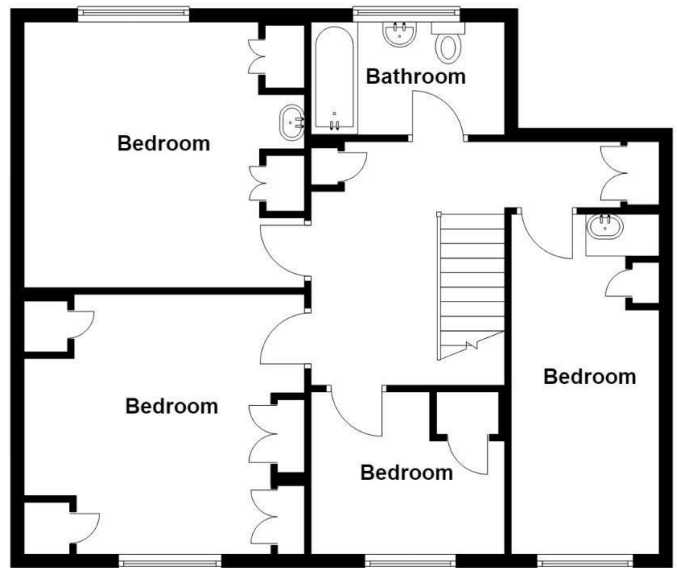
Further Information

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

Ground Floor
Approx. 812.7 sq. feet



First Floor
Approx. 768.3 sq. feet



Total area: approx. 1581.0 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		
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.