



131 Birmingham Road, Water Orton, B46 1TA

Offers over £270,000

This well presented extended two bedroom situated in the popular area of Water Orton mid terrace briefly comprises open plan lounge, dining area and kitchen, two double bedrooms and bathroom. There is private enclosed rear garden and driveway to the front. This is an ideal first time buyer property. Call now To view !

Approach

Via tarmaced driveway with ample off road parking



Lounge

15'00 x 14'00 (4.57m x 4.27m)

Double glazed window and composite door to front, stairs to first floor accommodation, under stairs storage cupboard, radiator and ceiling light point.



Kitchen/Dining Room

18'00 x 15'00 (5.49m x 4.57m)

Double glazed window and French Doors to the rear, wall base and drawer units, stainless steel sink with drainer and mixer tap, integrated dishwasher, space for 'range' style cooker with extractor fan over, space for white goods, breakfast bar, two velux windows, radiator and spot lights to ceiling.



Landing

Loft access and ceiling light point.

Bedroom One

15'00 x 11'00 (4.57m x 3.35m)

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



Bedroom Two

11'00 x 9'00 (3.35m x 2.74m)

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



Bathroom

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



Rear Garden

Paved patio area, area laid to lawn, mature shrubs and 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 - B

EPC Rating - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	81
(55-68) D			
(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.