CHAMBERS
ESTATE & LETTING AGENTS









8 Edward Road, Water Orton, B46 1PG

£270,000

This property briefly comprises porch, hallway, lounge, kitchen, downstairs shower room and w/c, three bedrooms and bathroom. There is an enclosed rear garden and a garage and driveway to the front of the property.The property also benefits from double glazing, central heating (both where specified) and NO CHAIN.

Approach
Driveway leading to garage, lawned area and pathway to front.



Porch
Double glazed windows to front, double glazed door to front.

Hallway
Stairs to first floor accommodation, radiator and ceiling light point.

Lounge
14'01" x 11'11" (4.29m x 3.63m)
Double glazed window to front, radiator and ceiling light point.





Kitchen
14'01" x 7'09" (4.29m x 2.36m)
Double glazed window to rear, matching wall, base and drawer units, sink unit with drainer and mixer tap, space for white goods, radiator and ceiling light point,





Downstairs W/C / Wet Room
Double glazed window to rear and side, low level w/c, wash hand basin, wall mounted shower and ceiling light point.



Landing
Double glazed window to side and ceiling light point.

Bedroom One
12'02" x 11'06" (3.71m x 3.51m)
Double glazed window to front, radiator and ceiling light point.



Bedroom Two
8'03" x 12'02" (2.51m x 3.71m)
Double glazed window to rear,





Bedroom Three
7'11" x 8'08" max (2.41m x 2.64m max)
Double glazed window to front, radiator and ceiling light point.



Bathroom

Double glazed window to front, panelled bath with shower, low level w/c, wash hand basin, radiator and ceiling light point.



Rear Garden

Mainly laid to lawn, 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.

We believe the property to be of non standard construction.

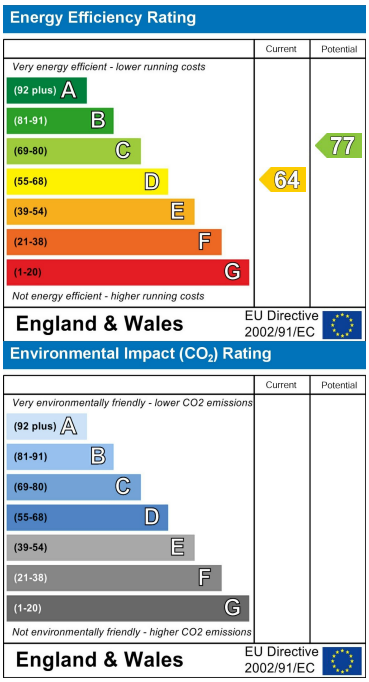
Money Laundering Regulations:intending purchasers will be required to provide proof of identification and funds at offer stage, a sale cannot be agreed without this.

Council Tax Band: B
EPC Rating: D



Total area: approx. 120.2 sq. metres (1294.1 sq. feet)





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.

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