



17 Salisbury Drive, Water Orton, B46 1QH

£325,000

Traditional semi detached property in the popular village of Water Orton. In brief the property comprises porch, entrance hallway, two reception rooms, kitchen, three bedrooms, shower room, separate wc, garden, garage and off road parking. The property also benefits from double glazing, central heating (both where specified) and NO CHAIN.

Approach

Driveway providing off road parking.



Porch

Cupboard housing meters.

Entrance Hallway

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



Reception Room One

14'03" x 11'10" max (4.34m x 3.61m max)

Double glazed bay window to fore, ceiling light point and radiator



Reception Room Two

13'06" x 10'08" max (4.11m x 3.25m max)

Double glazed French doors to rear, brick built fire surround, ceiling light point and radiator.



Kitchen

10'04" plus recess x 7'08" (3.15m plus recess x 2.34m)

Base units, sink with mixer tap over, space for white goods, ceiling light point, double glazed window to rear and door to side leading to utility area.



Utility Area

12'04" x 7'03" (3.76m x 2.21m)

Double glazed window and door to rear, wall mounted boiler and door giving access to garage.



Landing

Double glazed window to side, ceiling light point and access to loft.

Bedroom One

14'10" into bay x 10'10" (4.52m into bay x 3.30m)

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



Bedroom Two

13'06" x 10'11" max (4.11m x 3.33m max)

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





Bedroom Three

8'02" x 7'08" (2.49m x 2.34m)

Double glazed window to fore and ceiling light point.

Shower Room

Double glazed window to rear, ceiling light point, wash hand basin and shower cubicle with shower over.



Separate WC

Low level wc, ceiling light point and double glazed window to side.



Garden

Paved patio area, mainly laid to lawn and enclosed to boundaries.



Garage

14'01" x 7'03" (4.29m x 2.21m)

Side hinged doors

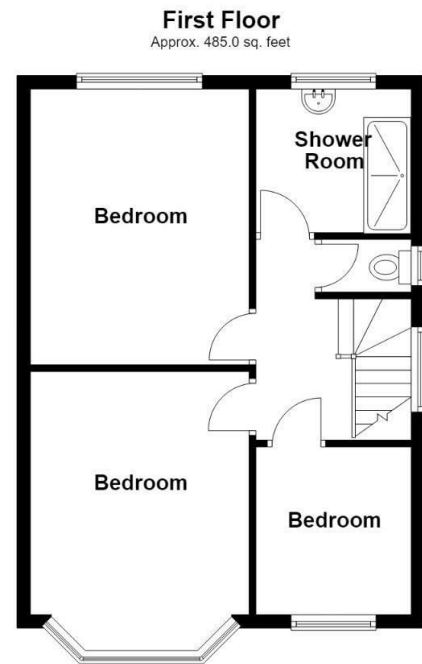
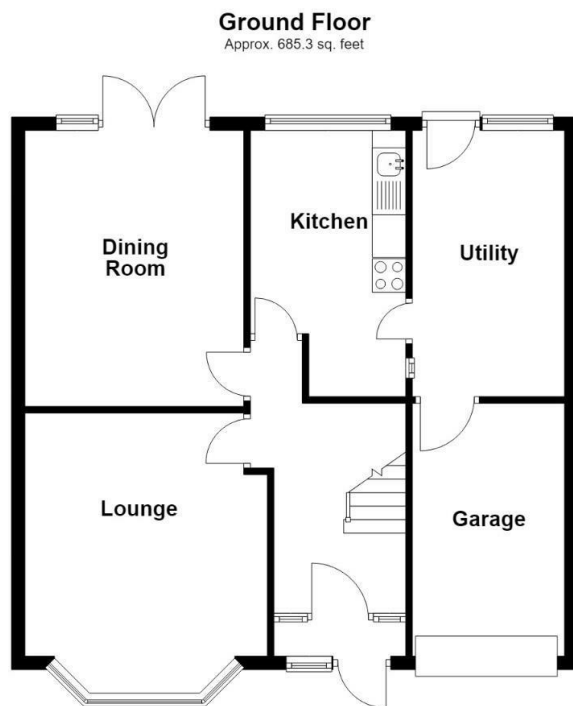
Further Information

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 and funds at offer stage, a sale cannot be agreed without this.

Council Tax Band: D

EPC Rating: C



Total area: approx. 1170.3 sq. feet



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(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		

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