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3 Smiths Way, Water Orton, B46 1TW
Offers in excess of £450,000

This extremely well presented detached home briefly comprises lounge, refitted kitchen, utility room, downstairs w/c, four bedrooms (master having ensuite) and family bathroom. There is a block paved driveway to the front leading to the garage and an enclosed rear garden. This would make the perfect family home and should be viewed to appreciate the property on offer.

Approach
Via Block Paved driveway with ample off road parking.



Porch
Double glazed French doors and windows to front and wall light point.

Hallway
Door to front, stairs to first floor accommodation, radiator and ceiling light point.



Lounge
16'2 x 13'1 (4.93m x 3.99m)
Double glazed bay window to front, radiator and two ceiling light points.



Kitchen/Diner
21'1 x 10 (6.43m x 3.05m)
Double glazed French Doors and windows to rear, matching wall, base and drawer units, integrated electric induction hob with extractor over, integrated oven, microwave and fridge freezer, sink with mixer tap, breakfast bar, radiator and spot lights to ceiling.



Downstairs W/C
Double glazed window to rear, low level W/C, wash hand basin with storage below

Landing
Loft access and ceiling light point.

Bedroom One
13 x 12 (3.96m x 3.66m)
Double glazed window to front, radiator and ceiling light point.



Ensuite
Double glazed window to front, low level W/C, hand wash basin with storage below, shower cubicle, radiator and spot lights to ceiling.



Bedroom Two
12 x 9 (3.66m x 2.74m)
Double glazed window to rear, built in wardrobe, radiator and ceiling light point.



Bedroom Three
13 x 7'11 (3.96m x 2.41m)
Double glazed window to front, radiator and ceiling light point.




Bedroom Four
9 x 6 (2.74m x 1.83m)
Double glazed window to rear, built in wardrobe, radiator and ceiling light point.



Bathroom
Double glazed obscured window to side, panelled bath with shower over, low level W/C, pedestal hand wash basin, radiator and spot lights to ceiling.



Rear Garden
Paved patio area, artificial lawn, gated side access and enclosed to neighbouring boundaries.



Garage
15'10" x 8'1" (4.84 x 2.47)
Up and over doors, power sockets, base units, sink with mixer tap and drainer, space for white goods, and ceiling light point.

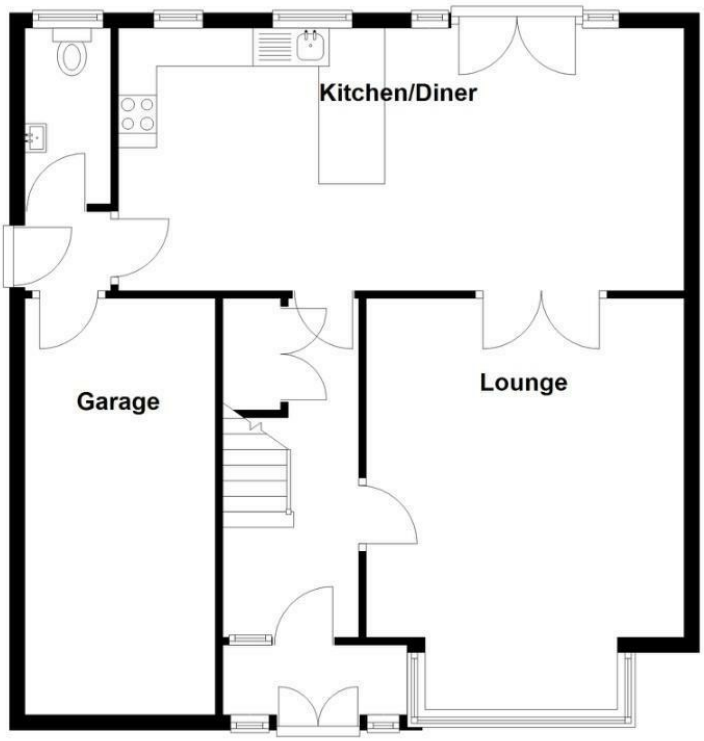
Further Information
We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not 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: E
EPC Rating: D

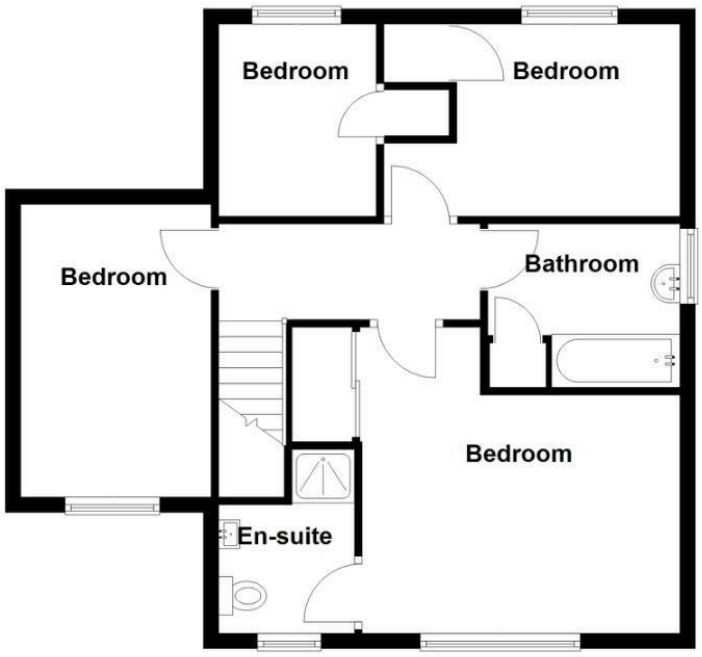
Ground Floor

Approx. 75.2 sq. metres (809.1 sq. feet)



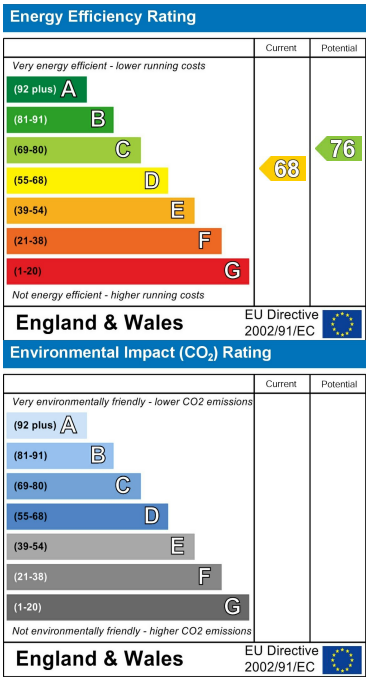
First Floor

Approx. 58.1 sq. metres (625.8 sq. feet)



Total area: approx. 133.3 sq. metres (1434.8 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.

3 Albion Terrace, Water Orton, West Midlands, B46 1ST
Tel: 01216795187
info@chambersproperty.net
www.chambersproperty.net