



## 34 The Sidings, Birmingham, B46 1QW

**£360,000**

This immaculate modern town house situated in the popular village of Water Orton briefly comprises hallway lounge, kitchen/diner, orangery, downstairs w/c, three good sized double bedrooms (master having ensuite), study and family bathroom. There is an enclosed south facing rear garden and two allocated parking spaces to the front. This property should be viewed to appreciate the size and space this property offers. Call us Now on 0121 679 5187 to view!

## Approach

Via pathway with two allocated parking spaces.



## Entrance Hallway

Double glazed door to front, stairs to first floor accommodation and ceiling light point.



## Lounge

12'7" x 16'1" (3.84 x 4.91)

Double glazed window to front, double doors leading to kitchen, radiator and two ceiling light points.



## Kitchen/Diner

16'3" x 13'1" (4.96 x 4.00)

Double glazed door and window to rear leading to orangery, wall base and drawer units, integrated oven and gas hob with extractor over, stainless steel sink with drainer and mixer tap, integrated fridge freezer, integrated washing machine and dishwasher, radiator and two ceiling light points.



## Downstairs W/C

Low level W/C, pedestal hand wash basin, radiator and ceiling light point.



## Orangery

Double glazed doors to rear garden, radiator and ceiling light point.



## Bedroom One

13'1" x 21'2" max (3.99 x 6.46 max)

Double glazed sky lights to front and rear, eaves storage, fitted wardrobes, radiator and ceiling light point.



### Ensuite

8'1" x 6'0" (2.47 x 1.83)

Double glazed sky light to rear, low level w/c, pedestal hand wash basin, shower cubicle, radiator and ceiling light point.



### Bedroom Two

8'5" x 13'11" (2.59 x 4.26)

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



### Bedroom Three

8'5" x 15'3" (2.59 x 4.65)

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



### Study

7'5" x 3'8" (2.28 x 1.12)

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



### Family Bathroom

7'5" x 10'7" (2.28 x 3.23)

Double glazed window to rear, low level W/C, panel bath, separate shower cubicle, pedestal hand wash basin, radiator and ceiling light point.



### Rear Garden

Paved patio area, area laid to lawn 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: E

EPC Rating: TBC

Maintenance Charge approx £119 every 6 months.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.