

# George Road, Water Orton,

Birmingham, B46 1PE

Offers in excess of  
££££ £££

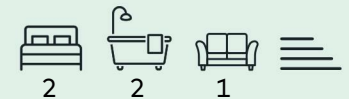
## Why this home is chosen...

A beautifully presented and deceptive home with two double bedrooms both boasting en-suites, a bright lounge, kitchen/diner and a fantastic guest room/home office all within easy reach of local amenities and the M42. Throw in the lovely private rear garden and this is a home not to be missed.

## A quick tour

Highlights of this property include:

- Well presented throughout
- Two double bedrooms
- Two en-suites
- Kitchen/diner
- Guest room/home office
- Close to local amenities
- Did we mention the lovely rear garden?



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Come on in...



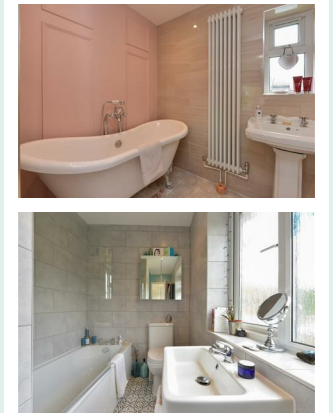
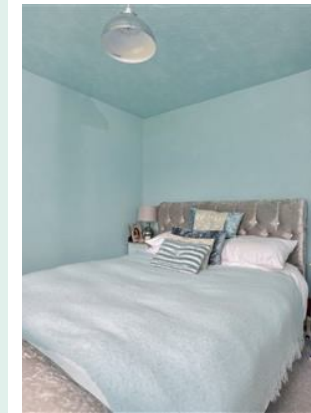
Living Room



Kitchen/Diner



Bedroom One



Bedroom Two & En-Suites

### VIEWING

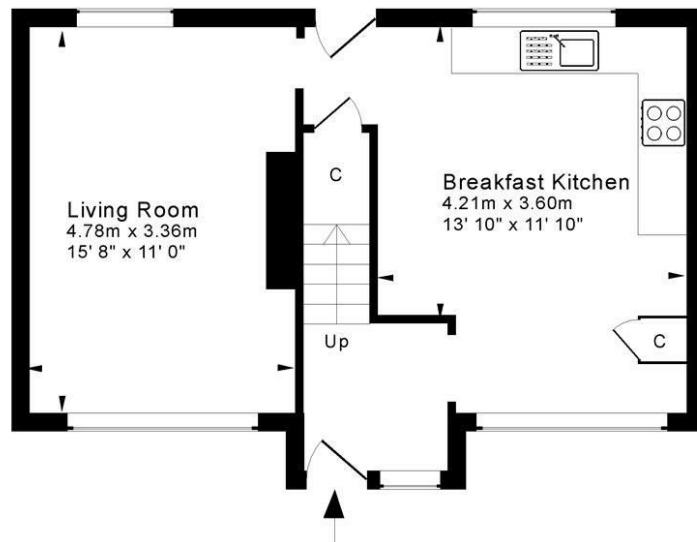
To view this property or for more information please contact the office on 0121 222 1180 or email on [team@chosenhome.com](mailto:team@chosenhome.com)

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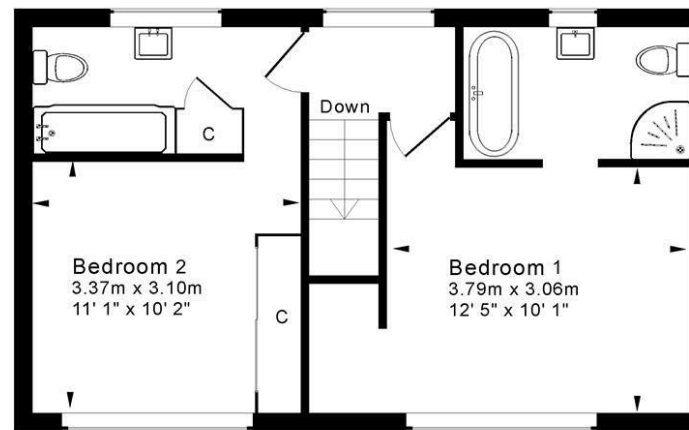
## FLOOR PLAN



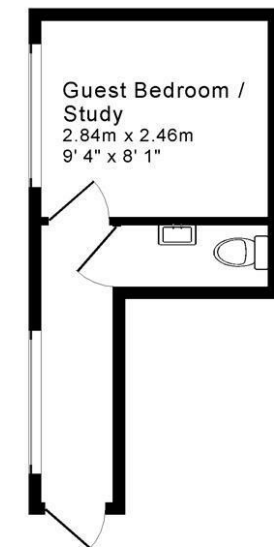
### Ground Floor

Approx. Gross Internal Floor Area : 1,000 Sq. Ft. / 93 Sq. M  
Includes Conservatories, Garages, Porches etc.  
Plan Ref. 300-681j

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.



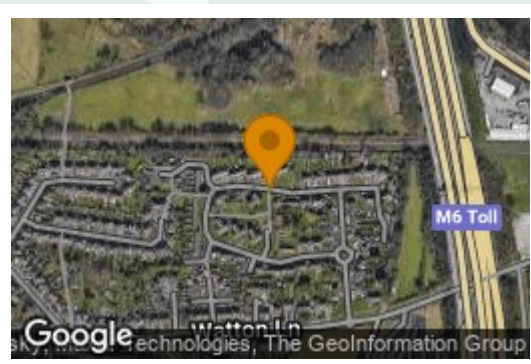
### First Floor



### Annexe



## HYBRID MAP



## ENERGY EFFICIENCY

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

## PURCHASER FEE

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the sellers lawyers to collect this fee with the purchase price on completion. The estate agents costs must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released.

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