

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Coleshill Road, Water Orton, Birmingham, North Warwickshire, B46 1QF

Offers In The Region Of £270,000



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*** NO UPWARD CHAIN ** TWO DOUBLE BEDROOMS ** TWO RECEPTIONS ROOMS **

This semi-detached property is being offered with no upward chain and is situated in Water Orton Village area within the North Warwickshire borough. The property offers a DRIVEWAY providing off road parking for multiple vehicles, front garden area, and direct access via the side gate into the rear garden area. Once inside the property there is a small entrance hall, TWO RECEPTIONS ROOMS, and a MODERN FITTED KITCHEN to the ground floor area. To the first floor there's a landing area, TWO DOUBLE BEDROOMS, and a MODERN FOUR PIECE BATHROOM. the property also benefits from a larger than average rear garden with various lawn and patio areas, a brick built storage area, and an OUTSIDE WC. Energy Efficiency Rating:- Awaiting

Front Garden/Driveway

Mixture of privet and flower bed borders to a gravel/concrete design driveway providing off road parking for multiple vehicles. Security light, access gate to the side of the property giving direct access to the rear garden area. Composite door leading to:-

Entrance Hallway

6'11" x 3'2" max 2'8" min (2.11m x 0.97m max 0.81m min)

Radiator, stairs rising to the first floor landing area, and doors to:-

Reception Room One

11'11" into bay 10' to wall x 11'3" (3.63m into bay 3.05m to wall x 3.43m)

Double glazed box bay window to the front, decorative archway niche to the chimney breast area, and a radiator.

Reception Room Two

11'9" x 10'2" (3.58m x 3.10m)

Double glazed window to the rear, and a radiator. Door to the rear leading through to:-

Kitchen

10'3" x 7' (3.12m x 2.13m)

Range of wood effect wall mounted and floor standing base units with a work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Appliances built in consist of an under unit Lamona oven with a Lamona gas hob over and a stainless steel effect extractor above. Frosted effect glass splash backs, plumbing for a washing machine, Quarry style tiling to the floor area, double glazed window to the side and a double glazed door also to the side leading to/from the side/rear garden area.

Opening to the pantry/storage area with a double glazed window to the side and wood effect flooring.

FIRST FLOOR

Landing

Storage cupboard, and a double glazed window to the side.

Bedroom One

14'11" max 11'4" min x 10'2" (4.55m max 3.45m min x 3.10m)

Double glazed window to the front, radiator, decorative cast fireplace inset to the chimney breast area, and an alcove to one side of the entrance area.

Bedroom Two

10'3" x 8'10" (3.12m x 2.69m)

Double glazed window to the rear, radiator, and a decorative cast fireplace inset to the chimney breast area.

Bathroom

10'2" x 7' (3.10m x 2.13m)

Suite comprised of a panelled bath, tiled shower cubicle with double sliding access door and a boiler fed shower inset. Low flush WC and a pedestal wash hand basin. Partly tiled walls, wood effect flooring, and spotlights inset to the ceiling area. Extractor to one wall, storage cupboard housing the boiler, ladder style radiator, and a double glazed window to the rear

OUTSIDE



Storage Cupboard

4'7" x 3'10" (1.22m'2.13m" x
0.91m'3.05m")

Shelving to the walls and a light.

Outside Toilet

4'7" x 2'8" (1.22m'2.13m" x
0.61m'2.44m")

High flush WC set into the corner,
outside tap, and a light

Rear Garden

Cobblestone effect block paved patio area extending to either side of the property, access gate to one side of the property giving direct access to/from the front garden/driveway area. Further paved patio area with a decorative low edging, pathway to one side of the garden area leading through the garden laid mainly to lawn, the fenced off vegetable patch area, a further block paved patio area and a rear lawn area. The property has a mixture of fence and privet borders, two security lights situated over the rear entrance door from the kitchen and to the outside WC area.



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(40-60) C		
(25-39) D		
(10-24) E		
(1-9) F		
(1-9) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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