

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Vesey Close, Water Orton, Birmingham, B46 1RB

Offers In The Region Of £165,000



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**** NO UPWARD CHAIN * FIRST FLOOR MAISONETTE * TWO BEDROOMS * EN-BLOC GARAGE ****

This FIRST FLOOR maisonette is being offered with NO UPWARD CHAIN and is located within the NORTH WARWICKSHIRE BOROUGH of WATER ORTON. The property is set in a cul-de-sac location and benefits from a PRIVATE front garden area, entrance hallway, landing area with various storage cupboards, a bright lounge situated to the rear of the property, and a kitchen also to the rear of the property. To the front of the property there are TWO BEDROOMS both with built-in wardrobes and a family bathroom more to the centre of the property. The property is a LEASEHOLD property with a £25.00 per annum ground rent charge and a un-expired lease of 80 years. Energy Efficiency Rating:- C

FURTHER INFORMATION

Lease Term - 99 Years from 24th March 2006

Lease Years Remaining - 80-81 years

Service Charge - There isn't a service charge payable

Ground Rent - £25.00 per annum

Approach

The property is approached via the shared pathway leading to the neighbouring property and the private access gate leading into:-

Front Garden

Private front garden with an open design fence border surrounding a front garden laid mainly to lawn with decorative stone covered flower bed also surrounding and a stone/paved area creating a harder ground area for seating. Further paved area creating a pathway and step leading to the UPVC door allowing access to:-

Entrance Hallway

Stairs rising to the first floor landing area

Landing Area

Two double glazed windows (one above the other) to the side of the property, radiator, loft access via the hatch area, wood effect flooring, three storage cupboards and a picture window leading into the lounge area.

Lounge (Situated to the rear)

13'10" x 11'7" (4.22m x 3.53m)

Double glazed window to the rear, decorative plaster effect coving to the ceiling area, and a radiator. Wooden style fire surround with a stone effect back over hearth and an electric flame/stone bed fire inset. Wood effect flooring and a picture window into the hallway area.

Kitchen (situated to the rear)

11'1" x 6'7" (3.38m x 2.01m)

Range of wall mounted and floor standing base units with a work surface over incorporating a stainless steel effect sink and drainer with a mixer tap over. Partly tiled walls, wood effect flooring, and a ladder style radiator. Plumbing for a

washing machine with further plumbing for a dishwasher. Space and gas supply for a free standing cooker with an extractor fan over, and a double glazed window to the rear.

Bedroom One (situated to the front)

12'1" x 10' (3.68m x 3.05m)

Double glazed window to the front, radiator, and a built in wardrobe to one wall with double access doors.

Bedroom Two (situated to the front)

8'10" x 7'6" (2.69m x 2.29m)

Double glazed window to the front, radiator, and wood effect flooring. Built-in double wardrobe with double access doors and a further storage cupboard over the stairs also with double access doors.

Bathroom

6'9" x 5'7" (2.06m x 1.70m)

Suite comprised of a panelled bath with a boiler fed rainfall shower over and a further detachable shower head, low flush WC and a wash hand basin with a mixer tap over inset to a vanity unit providing storage



below. Partly tiled walls with a decorative mosaic tile effect edging, glitter effect panelling to the bath area, and a shower screen tot he side of the bath area. Ladder style radiator, two double glazed window s to the side, and tile effect flooring.

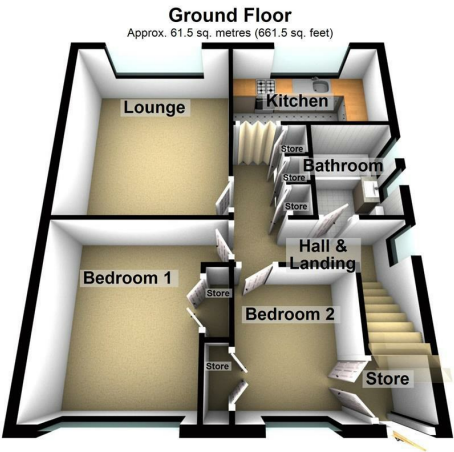
OUTSIDE

Rear Communal Access Driveway

The rear driveway provides access to the en-bloc garage area for neighbouring properties.

Garage

The single garage is situated to the far right corner within the communal driveway area and has double access doors.



Total area: approx. 61.5 sq. metres (661.5 sq. feet)
This plan is for illustration only and may not be representative of the property. Plan not to scale.
Plan produced using PlanUp.

