

First CHOICE



PROPERTY CENTRE

www.firstchoiceproperty.co.uk

7 Station Buildings, Birmingham Road,
Water Orton, B46 1SR
Tel: 0121-730 3111

15 Jubilee Court, Kingsbury
Tamworth, B78 2LL
Tel: 01827-870099



17 ANSTEY HOUSE, WATER ORTON

- *Second Floor Flat*
- *Hallway *Recently Fitted Kitchen
- *Lounge * Double Bedroom *Fitted Kitchen
- *UPVC Double Glazing
- *Electric Storage Heating *Communal Gardens
- *Ideal First Time Purchase *Viewing Essential

PURCHASE PRICE £111,000

We are delighted to offer this well presented second floor flat situated in a popular part of Water Orton village. Being close to all local amenities including local railway station and local shops and having easy access to the M6, M6 toll and M42 motorway links, making this property ideal for the commuter. The property briefly comprises of hallway, lounge, recently fitted kitchen, double bedroom and fitted bathroom. Benefits include UPVC double-glazing, electric storage heating and communal gardens. Internal viewing of this property is essential.

Entrance to the property is through a glazed door leading into the communal hallway with stairs leading up to the second floor and a timber door provides access into the following:

Hallway having wood effect laminate flooring, door to storage cupboard and further doors leading off to the following:

Lounge 12'5" x 11'3"

Having a TV aerial socket, wall mounted electric storage heater, built in storage area, UPVC double glazed window over looking the rear elevation. A glazed door provides access into the:



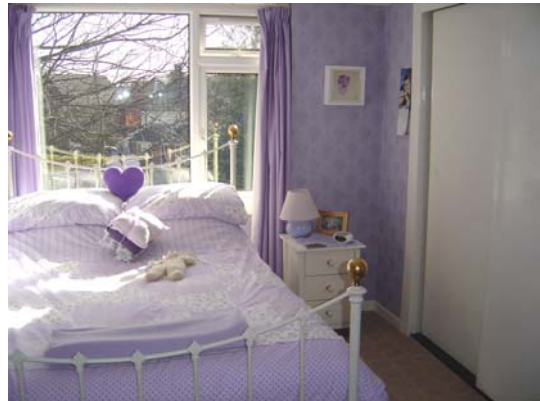
Kitchen 8'4" x 5'11"

Fitted with matching light coloured storage units with a granite effect roll top work surface. Integrated 'Diplomat' electric double oven, electric hob and stainless steel extractor hood. Integrated fridge and washing machine. Stainless steel sink and drainer unit with mixer tap over. Complimentary tiling to splash prone areas. Spot lighting to the ceiling. A UPVC double glazed window over looks the side elevation.



Bedroom 11'2" x 8'

Having built in wardrobes with hanging and shelving space, telephone point, inset spot lighting to the ceiling and UPVC double glazed window over looking the rear elevation.



Bathroom

Fitted with a white suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and a low flush w.c. Wood effect laminate flooring, full height tiling to three walls, spot lighting to the ceiling, wall mounted electric heater, door to airing cupboard and an obscured UPVC double glazed window over looking the side elevation.

Outside

There are communal gardens and a drying area to the rear of the property.

Tenure: We have been advised that the property is currently leasehold with approximately 57 years remaining.

We are advised via our client that there is a Service charge at approximately £73 per month, which covers the ground rent, buildings insurance and maintenance of the communal areas, for this property.

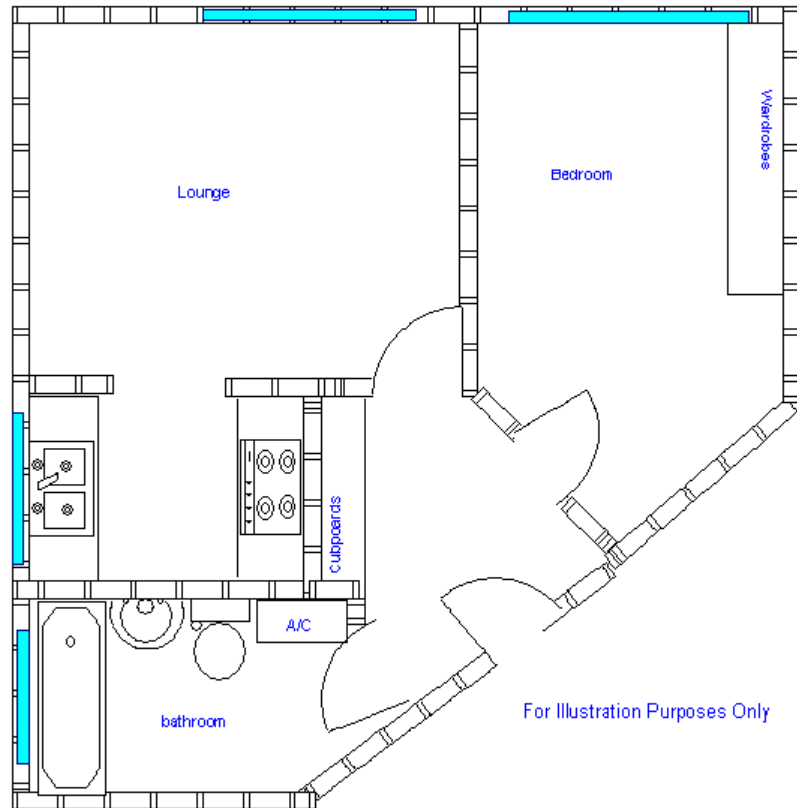
Council Tax: Band B

Viewing: Strictly by appointment only via the agents 0121-730 3111

Mortgage Facilities:

To obtain mortgage advice on this, or any other property, simply talk to one of our mortgage advisors, who will be happy to assist in obtaining the right mortgage for you. All loans are subject to status and valuation.

Your home may be repossessed if you do not keep up repayments on your mortgage.



DISCLAIMER NOTICES

THE PROPERTY MISDESCRIPTIONS ACT 1991

"The agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, connected, fit for their purpose or within ownership of the sellers. Therefore the buyer must assume the information given is incorrect. The agent has not checked the legal documentation to verify legal status of the property or the validity of the guarantee. A buyer must assume the information is incorrect, until his or her own solicitor has verified it.

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense.

Nothing concerning the type of construction of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts."

MISREPRESENTATION ACT 1967

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professions before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than where specific written confirmation has been requested.