

First CHOICE



PROPERTY CENTRE

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2 Hollyhurst Water Orton

- * Three Bedroom Semi Detached Family House *
- * Recently Fitted Kitchen and Bathroom *
- * Lounge * Conservatory
- * UPVC Double Glazing * Central Heating
- * Garage * Off Road Parking For Several Vehicles
- * Alarm System * South Facing Rear Garden
- * Internal Viewing is Highly Recommended *

PURCHASE PRICE £229,950

We are delighted to offer this well presented semi detached family home. Being close to all local amenities and having easy access to the M6, M6 Toll and M42 motorway links. The property comprises of hallway, lounge, recently fitted kitchen and bathroom, three bedrooms, conservatory and garage. Benefits include UPVC double-glazing, central heating, off road parking for several vehicles to the fore, alarm system and attractive rear garden. We have been advised by the vendors that the property is freehold, interested parties should seek clarification from a solicitor. Internal viewing of this property comes recommended to be fully appreciated.

Entrance to the property is via a UPVC double glazed door leading into the:

Hallway having laminate wood effect flooring. Double central heating radiator. Coving to ceiling. Telephone point. UPVC door leading to the garage via the under stairs area having restricted head room. Further doors off to the;

Kitchen 12' 9" x 7' 9"



Entrance is via a half glazed Beech effect door. Recently fitted to a very high standard comprising of Beech effect single and double wall and floor mounted units with roll top work surfaces over and complimentary tiling to splash areas with down-lighters. Wall mounted glass display cabinets with lighting. Three drawer unit. Wall mounted wine rack. Space and fittings for a range style cooker with a stainless extractor over with lighting. Space and fittings for washing machine and a slim line dishwasher. Stainless steel one and a half bowl sink unit and drainer with mixer tap over. UPVC double glazed window over looking the front of the property. Central heating radiator. Space for fridge/freezer.

Lounge 14' 7" x 12'

Feature brick faced fire place with tiled mantle and hearth having space for an electric/gas fire. T.V. aerial socket. Laminate wood effect flooring. Double central heating radiator. Twin opening UPVC double glazed doors with windows to side giving access into the:



Conservatory 9' 5" x 8' 8"

Being of brick and UPVC construction having light and power points. Ceramic tiling to floor area. UPVC double glazed windows over looking the rear garden with twin opening doors giving access to the rear.

Stairs to first floor landing via wooden banister. Access to loft space. (we are advised via the vendors that the loft is part boarded with lighting). Door to airing cupboard having shelving. Doors off to:

Bedroom One 14' 8" x 12' 7" (widest points)

Boxed UPVC double glazed bay window over looking the fore. Feature porthole style UPVC double glazed window over looking the front of the property. Mirrored wardrobes to one wall having ample hanging and shelving space. Central heating radiator. Telephone point.

Bedroom Two 16' 9" x 7' 11"

Central heating radiator. UPVC double glazed window over looking the front elevation. T.V. aerial lead. Access to loft area (we are advised via the vendors the loft is part boarded out with lighting).

Bedroom Three 7' 11" x 12' 3"

UPVC double glazed window over looking the rear garden. Double central heating radiator. T.V. aerial lead. Telephone point.

Family Bathroom

Recently fitted to a very high standard comprising of a white suite having an over sized bath with an electric Triton shower over and glass shower screen. Pedestal wash hand basin with mixer tap over. Low flush w.c. Obscure UPVC double glazed window over looking the rear garden. Full height tiling to all walls. Central heating radiator.



Garage 8' x 16' 8"

Having an up and over door to the fore. Wall mounted Potterton boiler. Floor mounted storage cupboards with roll top work surfaces over. Space for tumble dryer. Door to rear garden. Light and power points.

Outside:

Front: Block paved driveway offering off road parking for several vehicles. Side gated access to the rear. Wall mounted security light.

Rear: Well maintained south facing rear garden being mainly laid to lawn with central feature and rockery to the side. Wall mounted outdoor water tap. Side gated access to the front of the property. Wall mounted security light. Young conifer trees to the rear. Patio area leading to door giving access into the garage.

Tenure: Freehold

Council Tax: Band D

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.

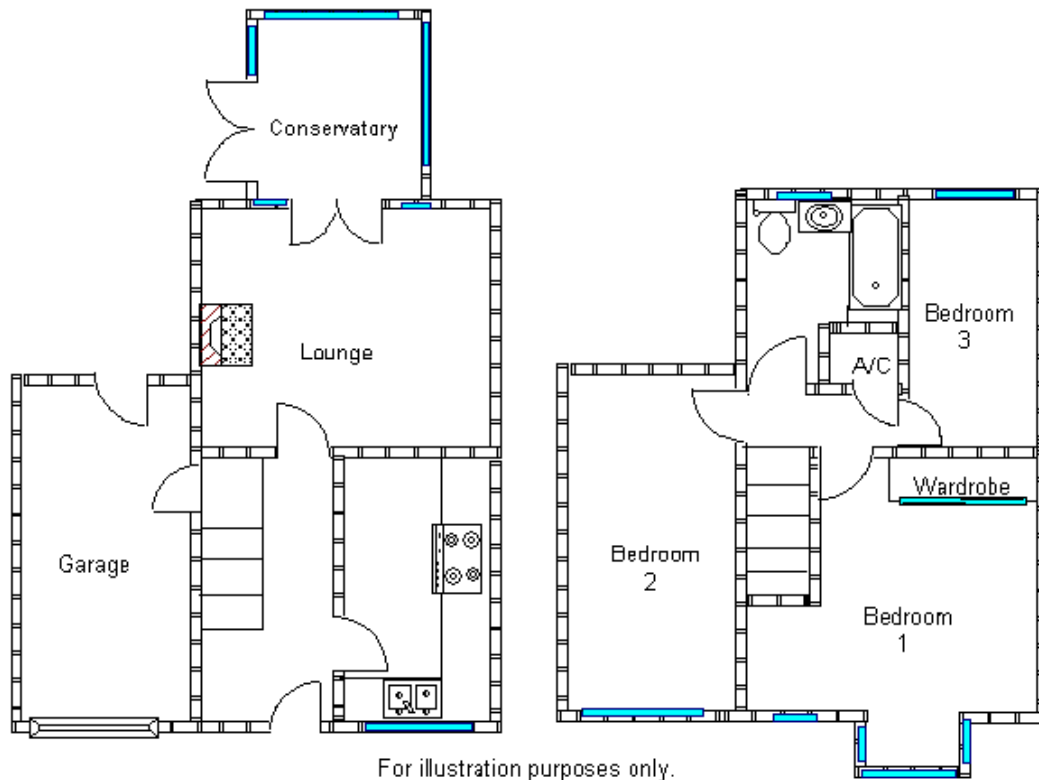
Your home may be repossessed if you do not keep up repayments on your mortgage.



Lounge leading into Conservatory



Driveway



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

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