

First CHOICE



PROPERTY CENTRE

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29 OVERTON DRIVE, WATER ORTON

- *Extended Traditional Family Home*
- *Four Bedrooms *Porch *Hallway
- *Through Lounge / Dining Room
- *Extended Breakfast Kitchen
- *Tandem Garage with Utility Area
- *Fitted Bathroom with Separate W.C
- *Attractive Front and Rear Gardens *Central Heating
- *UPVC Double Glazing *Off Road Parking *Freehold
- *Internal Viewing is Recommended

O.I.R.O. £234,950

We are delighted to offer this well proportioned and extended traditional 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, through lounge / dining room, extended breakfast kitchen, four bedrooms (bedroom four being a loft conversion), fitted bathroom with separate w.c. and a tandem garage. Benefits include UPVC double-glazing, central heating, attractive front and rear gardens and off road parking. 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 an enclosed porch having glazed timber doors to the front, low level cupboards housing gas and electric meters, tiled floor and a UPVC double glazed door with decorative insert providing access into the following:

Hallway having stair case to the first floor landing, under stair storage cupboard, telephone point and central heating radiator. There are doors leading off into the:

Through Lounge / Dining Room 29'10" (into bay window) x 11'11"

With stone built feature fireplace housing a coal effect gas fire. Coving to the ceiling, two central heating radiators, telephone point and TV aerial socket. Feature UPVC double glazed bay window over looking the front aspect and UPVC double glazed sliding patio doors leading out to the rear garden.



Breakfast Kitchen 19'9" x 9'3" (maximum)

Fitted with oak effect matching wall and floor mounted storage units. Roll top work surface. Integrated dishwasher. Space and fittings for gas cooker with extractor hood. Single sink unit and drainer with mixer tap and central vegetable bowl. Breakfast bar. Tiled floor. Two central heating radiators. Door to walk in pantry. Dining area offering space for table and chairs. UPVC double glazed window over looking the rear garden and UPVC double-glazed sliding patio doors to the patio area. Further door from the kitchen into the:



Garage / Utility Room 27'8" x 7'6"

Having space and fittings for washing machine, tumble dryer and over sized fridge freezer. Having fitted cupboards with work surface over. Door to storage area housing the central heating boiler. Wooden doors to the front and a UPVC double glazed door leading out to the rear garden.

Stairs to first floor landing having an obscured UPVC double glazed window over looking the side elevation and doors leading off to the following:

Bedroom One 12'1" x 11'1"

Having built in wardrobes to two walls providing hanging and shelving space. Central heating radiator, inset spot lighting to the ceiling and a UPVC double glazed bay window over looking the front aspect.

Bedroom Two 13'5" x 11'

With built in wardrobes having hanging and shelving space. Central heating radiator and a UPVC double glazed window over looking the rear aspect.



Bedroom Three 8'1" x 7'8"

Having fitted wardrobes, telephone point, central heating radiator and a UPVC double glazed window over looking the front.

Bedroom Four (loft conversion) 11'10" x 9'5"

With access to two storage areas into the eaves, telephone point and a UPVC double-glazed dormer window over looking the rear aspect.

Bathroom

Well-proportioned room fitted with a light coloured suite comprising of a panelled bath with electric shower over and a pedestal wash hand basin. Central heating radiator, door to airing cupboard and an obscured UPVC double glazed window over looking the rear garden.

Separate W.C

Fitted with a low flush w.c. and an obscured window over looking the side elevation.

Outside

Front: Having attractive fore garden with shrubbery and flowerbeds. A block-paved driveway provides off road parking for two vehicles.



Rear: An attractive and secluded rear garden being mainly laid to lawn with ornate paved patio areas, mature trees and shrubbery with well established flower borders. Timber constructed garden shed, outdoor tap facility and fencing to the perimeter.

Tenure: We have been advised by the vendors that the property is Freehold.

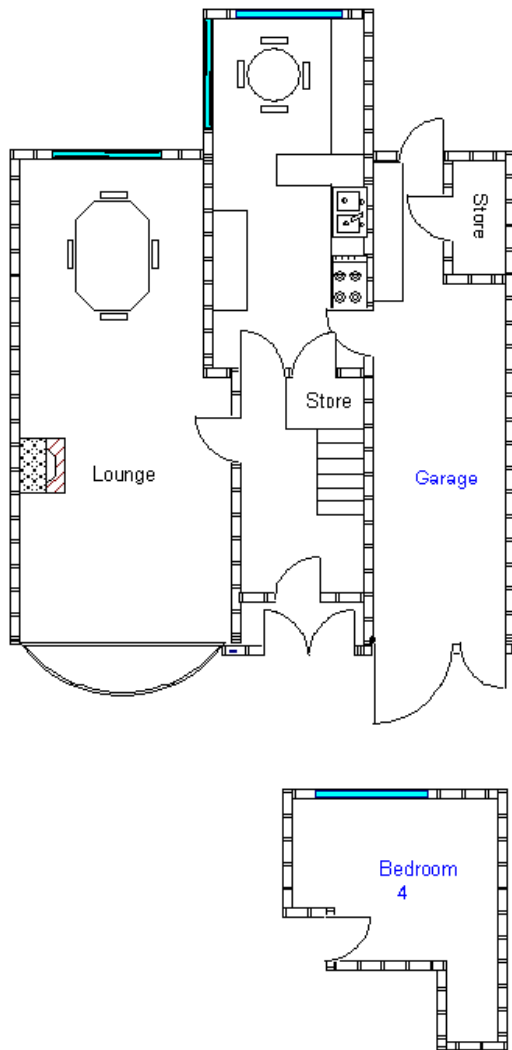
Council Tax:

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

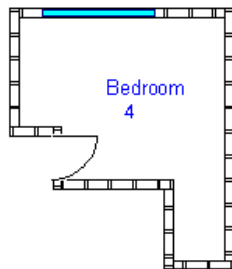
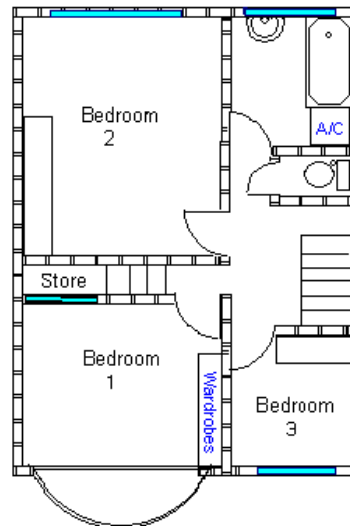
Mortgage Facilities:

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.



For Illustration Purposes Only



DISCLAIMER NOTICES

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"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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