

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Water Orton Lane, Minworth, Sutton Coldfield, B76 9BD

Offers Over £375,000



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**** EXTENDED ** RURAL FEEL LOCATION ** THREE BEDROOMS ** OPEN PLAN LIVING ****

This semi-detached EXTENDED property is situated in the Borough of Sutton Coldfield on a single track road for access to the front or to the side. The property itself has the benefit of a PRIVATE DRIVEWAY providing off road parking for multiple vehicles, open decorative ENTRANCE PORCH providing shelter over the Oak style front door leading into the impressive OPEN PLAN Hallway/Lounge with a central focal open decorative fireplace to either side. The extension to the side provides a fantastic DINING KITCHEN which is open to the SITTING AREA to the rear and a tucked away ALCOVE area to the side. To the first floor there is an extended landing area which gives access to the THREE BEDROOMS (one has a SHOWER ROOM EN-SUITE) and a FAMILY BATHROOM. Energy Efficiency Rating:- C

Approach

The property is approached via a one car passing lane to the side or to the front. This leads to:-

Front Garden

Mixture of wall and privet borders surrounding a Cotswold style gravel driveway providing off road parking for multiple vehicles. Access gate to the rear giving direct access to the rear garden area, opening to:-

Entrance Porch

Open plan porch area with a pitched tiled roof, decorative wooden support beams over low wall sides providing shelter to the elements and access via the Oak style door with double glazed windows either side and at matching height to:-

Open Plan Hallway/Lounge Area 22'9" x 20' (6.93m x 6.10m)

Double glazed window to the front, further double glazed window to the rear. Double glazed French doors also to the rear

allowing access to the rear garden area. Decorative central style structure creating a focal decorative fire area, and stairs rising to the first floor landing area with open space below. Wood effect flooring, three radiators, spotlights inset to the ceiling area, a decorative display niche to one wall, and an opening to the side giving access to the open plan kitchen area. oak style door to:-

Guest WC

Suite comprised of a low flush WC and a wash hand basin inset to a vanity unit providing storage below. Wall mounted boiler, wood effect flooring.

Open Plan Kitchen/Dining/Sitting Room

28'7" x 16'5" + alcove 6'10" x 5'2" (8.71m x 5.00m + alcove 2.08m x 1.57m)
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. Appliances built in consist of two eye level

ovens, five burner gas hob with a glass splash back and extractor over, under unit wine cooler, under unit dishwasher, and an under unit washer/dryer. Breakfast bar area with matching units below one side creating further storage and space to the other side creating the seating area. Tiling to the floor area, wooden style panelling to the kitchen area over the work surfaces in place of wall tiles. Two vertical flat column style radiators and a horizontal matching flat column style radiator. Spotlights inset to the ceiling area, double glazed window to the front, further double glazed window to the rear in the alcove area, and double glazed bi-fold doors also to the rear allowing access to the rear garden area. Two Velux windows in to the apex ceiling to the rear and one to either side, a further three Velux windows to the side within the kitchen area.

FIRST FLOOR

L-Shaped Landing Area

Double glazed window to the rear, and a loft access via the hatch area.



Bedroom One

15'11" max 7'6" min x 11'9" max 8'3" min (4.85m max 2.29m min x 3.58m max 2.51m min)

Double glazed window to the front and a further double glazed window to the rear. Radiator and door to:-

En-Suite Shower Room

7'11" x 3' (2.41m x 0.91m)

Suite comprised of a shower cubicle with an electric shower inset and a bi-fold door for access, low flush WC and a wash hand basin inset to a vanity unit providing storage below. Tiling to the walls with a chrome effect trim, tiling to the floor area, extractor also to the ceiling area and a flat chrome style column radiator.

Bedroom Two

10'8" x 8'1" (3.25m x 2.46m)

Double glazed window to the front, radiator, and a wood effect flooring.

Bedroom Three

8'9" x 7'6" (2.67m x 2.29m)

Double glazed window to the rear, radiator, and wood effect flooring

Dressing Room

8'11" x 4'6" (2.72m x 1.37m)

Carpeted and accessed off the landing area.

Bathroom

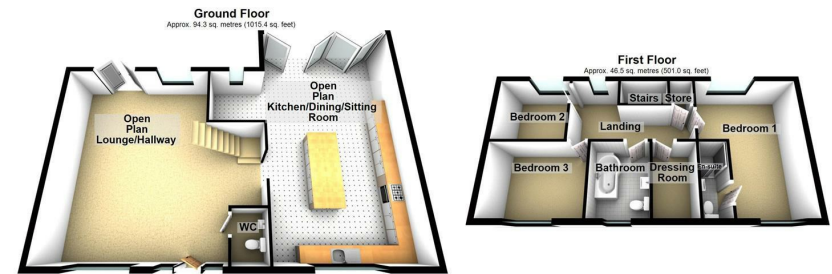
9'1" x 6'7" (2.77m x 2.01m)

Suite comprised of an L-shaped panelled bath with a shower screen to the side and a boiler fed rainfall shower over with a further detachable shower head incorporated. Low flush WC, and a wash hand basin inset to a vanity unit providing storage below. Partly tiled walls, tile effect flooring, chrome flat column design radiator and a double glazed window to the front.

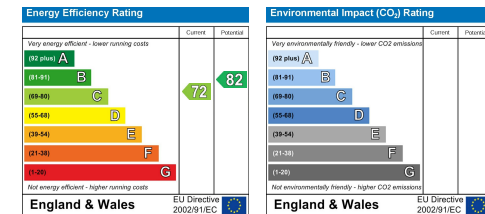
OUTSIDE

Rear Garden

Paved patio area with a paved pathway incorporated leading and dividing a garden laid to lawn, access gate to the front allowing direct access to the front driveway area. Raised garden area to the rear with hard standing ground providing further parking via the double access gates to the side if required. Timber shed, outside tap and various outside lights to the rear of the property.



Total area: approx. 140.8 sq. metres (1516.4 sq. feet)
This plan is for illustration only and may not be representative of the property. Plan not to scale.
Plans produced using PlanIt360.



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