





## Offers In The Region Of £375,000

### Water Orton Road,, Castle Bromwich,, Solihull,, B36 9EY

\*\* EXTENDED \*\* LARGER STYLE FAMILY HOME \*\* POPULAR LOCATION \*\* DRIVEWAY \*\*

This semi-detached property is situated just off the main Water Orton Road in the slip road to one side, and has been modernised and extended to create a great size family home. The property comprises of a DRIVEWAY to the front providing off road parking for multiple vehicles, EXTENDED porch area to the front, entrance hallway, front reception room, a converted garage into a further room with the further benefit of a downstairs WC, (could be classed as a further bedroom with an en-suite) OPEN PLAN living to the rear comprising of a further reception room and breakfast kitchen area, and access to the CONSERVATORY area. To the first floor there are the original THREE BEDROOMS and a modernised FAMILY BATHROOM. The property also benefits from a great FAMILY SIZE REAR GARDEN area, Energy Efficiency Rating:- Awaiting.

#### Front Garden

Privet border to one side and to the front, kerb stone edge to the front and to one side with block paved entrance area to the stone covered driveway area providing off road parking for multiple vehicles, and a decorative further stone covered flower bed to one side. Composite door allowing access to:-

#### Entrance Porch

**6'8" x 5'7" (2.03m x 1.70m)**

Enclosed entrance porch with double glazed windows to the front and to the side, ceiling mounted light, and a further double glazed window with a door to the side of leading into:-

#### Entrance Hallway

**12'4" x 6'10" (3.76m x 2.08m)**

Decorative wrought iron design spindles to the stairs rising up to the first floor landing area, with open storage area below. Grey wood effect flooring, further storage cupboard housing the utility meters, and doors to:-

#### Reception One (Front)

**13'3" into bay 11' to wall x 12'11" (4.04m into bay 3.35m to wall x 3.94m)**

Double glazed curved style bay window to the front, radiator, decorative coving finish to the ceiling and a tiled hearth to the chimney breast

area with a decorative wooden beam/shelf above.

#### Reception Two

**12'2" x 11'6" aprox (3.71m x 3.51m aprox)**

Double glazed matching height windows either side and above the double glazed door to the rear allowing access to the conservatory area. Vertical column design radiator to one side of the conservatory entrance area, decorative niche in the chimney breast area, and opening to the side into:-

#### Kitchen/Dining Room (rear)

**16'8" x 14'8" aprox (5.08m x 4.47m aprox)**

Range of grey and white high gloss finish effect wall mounted and floor standing base units with a wood effect work surface over incorporating a sink and drainer unit with a mixer tap over. Matching breakfast bar area housing an Indesit electric hob with a ceiling mounted extractor over. Also built in to the units are side by side Indesit ovens, a dishwasher and a microwave. Plumbing for a washing machine, spotlights inset to the ceiling area, partly tiled grey brick design walls extending to the window sill area. Grey wood effect flooring extending through from the rear reception area, a double glazed window to the rear and a double glazed door also to the rear allowing access to the rear garden area. Internal door to the front into:-

#### Reception Room Three/Bedroom Four (was the Garage)

**14'3" x 6'8" (4.34m x 2.03m)**

Double glazed window to the front, decorative coving finish to the ceiling area, radiator and wood effect flooring extending through from the dining room area. Door to:-

#### Downstairs WC

**6'7" x 3'8" (2.01m x 1.12m)**

Suite comprised of a low flush WC and a pedestal wash hand basin. Ladder style radiator, marble effect tiling to splash prone areas with a decorative chrome effect trim, tiling to the floor area and an extractor fan to the ceiling.

### FIRST FLOOR

#### Landing

Double glazed window to the side, decorative matching Wrought iron design spindles below the banister area and a loft access hatch. Doors to:-

#### Bedroom One

**13'3" into bay 11'5" to wall x 11'3" (4.04m into bay 3.48m to wall x 3.43m)**

Double glazed curved bay window to the front, radiator, decorative coving finish to the ceiling







area and a fitted wardrobe with double sliding mirror doors to one side of the chimney breast area.

### Bedroom Two

12'10" x 11'3" (3.91m x 3.43m)

Double glazed window to the rear, radiator, decorative coving finish to the ceiling area and fitted wardrobes to one wall with four sliding mirror fronted access doors.

### Bedroom Three

8'2" x 8'1" (2.49m x 2.46m)

Double glazed window to the front, radiator, and a decorative coving finish to the ceiling area.

### Bathroom

9-10" max 7'3" min x 7'11" (2.74m-3.05m max 2.21m min x 2.41m)

Suite comprised of a panelled bath with a water fall mixer tap over, double shower enclosure with a boiler fed rainfall and detachable shower over, low flush WC and a wash hand basin with a water fall mixer tap over inset to a vanity unit providing storage below. Ladder style radiator, partly tiled walls, decorative stone effect tiling to the wall areas in the shower area with a decorative chrome trim. Wood effect flooring, storage cupboard and a double glazed window to the rear.

### OUTSIDE

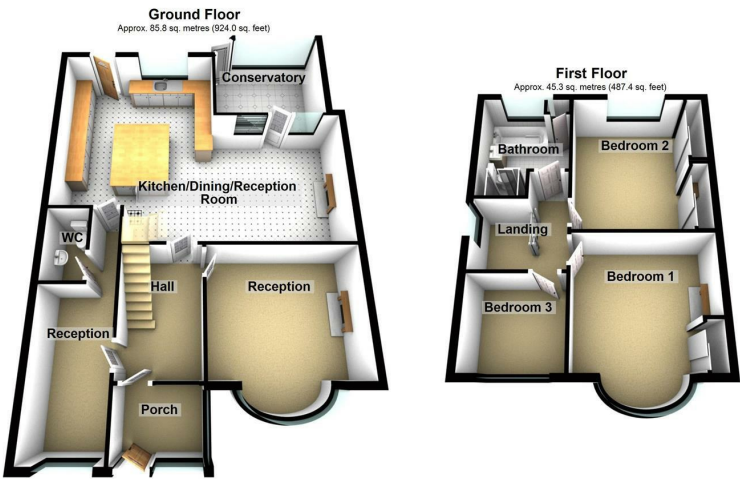
### Conservatory

10'1" x 9'1" (3.07m x 2.77m')

Partly brick built with double glazed windows to the rear, and a double glazed door angled to one side allowing access to the rear garden area. The conservatory is accessed via the rear reception room through the double glazed door, grey wood effect flooring, and a glass roof.

### Rear Garden

Stone covered patio area with stepping stones inset with a paved patio area to one side of the garden area with a decorative stone covered edging. Paved pathway to one side of the garden area with a decorative bark covered flower bed to one side and a garden laid mainly to lawn to the other side. Decorative slate covered flower bed to the other side of the lawn area and a further slate covered patio area inset to the lawn. Summer house to the rear set on a stone covered further patio area. Outside tap, and fence perimeters



Total area: approx. 131.1 sq. metres (1411.5 sq. feet)  
This plan is for illustration only and may not be representative of the property. Plan not to scale.  
Plan produced using PlanUp

