



1 Stonecross, Water Orton, Birmingham, North Warwickshire, B46 1NA

Offers Over £750,000

*** THREE RECEPTION ROOMS *** FIVE GARAGES *** FIVE BEDROOMS ***

If you are looking for an AMAZING SIZE FAMILY HOME which has MASSES OF FURTHER POTENTIAL to convert or extend, then this is one NOT TO BE MISSED! The property is set in WATER ORTON VILLAGE in North Warwickshire and has a feeling of private exclusivity due to its cul-de-sac location of just three properties, this one being the lead property as you enter. The property itself is built in a mock TUDOR STYLE and creates an imposing impression when entering the location. The property comprises of a driveway able to house a minimum of five vehicles, canopied entrance area, enclosed entrance porch, entrance hallway, lounge with dual aspect and a stunning inglenook style fireplace, further lounge area, dining room, kitchen, utility room, guest cloakroom and a further downstairs cloakroom (closer to the rear garden) FIVE GARAGES with loft areas above, and beautiful landscaped front and rear gardens. To the first floor there is a landing area allowing access to the FIVE BEDROOMS (the master bedroom benefitting from an en-suite shower room) and a family bathroom. To truly appreciate and gain the size, potential, and location of this property it has to be viewed, googlemaps or photographs will not suffice. Energy Efficiency Rating : D

TO BOOK A VIEWING

The current vendors of this property have agreed with us to market their property on the understanding we arrange viewings for buyers who can move forward. Therefore they are already SOLD, have a sale agreed, or have a mortgage in place. To view this property we will require proof of your ability to move forward. We will be requesting you provide your Agreement in Principle from your mortgage lender. Your Estate Agents details so we can confirm you are SOLD or under offer. Alongside proof of ID so we know who we will be meeting at the property. Thank You

Approach

The property is situated in Water Orton Village, and is accessed via the cul-de-sac location.

Front Garden

Mixture of privet, wall and fence perimeters to either side of the property with decorative securely locked Wrought Iron gates either side of the property allowing access to/from the rear garden area. Open perimeter to the front allowing access to/from the cul-de-sac location. There is a minimum of FIVE parking spaces to the fore of the FIVE GARAGES, and a front garden consisting of a garden laid mainly to lawn with decorative mature shrubbery and flower bed borders with a mature well established tree and a rockery area inset to the lawn. To the other side of the block paved driveway area there is a raised garden consisting of mature shrubbery inset to a gravel covered flower bed with decorative rockery stones, this area also houses a decorative lamppost. Four security lights to the front and six decorative wall mounted lantern style lights providing lights and security to the property. Block paved pathway leading to:-

Canopied Entrance Area

A canopied entrance area providing shelter from the elements with a decorative front door allowing access to:-

Enclosed Entrance Porch

Double glazed floor to ceiling decorative leaded style window to the front, ceiling mounted lantern style light, and a further

floor to ceiling double glazed style leaded window to the rear into the entrance hall and a decorative door also to the rear allowing access to:-

Entrance Hallway

Stairs rising to the first floor landing with an open space below, radiator, decorative plaster effect coving finish to the ceiling. Doors to:-

Guest Cloakroom

Suite consisting of a low flush w.c. and a wall mounted wash hand basin with an art deco style light up mirror above with a further shaving/magnified mirror attached. Tiling to the wall areas with a decorative dado effect tile and gold effect trim, further tiling to the floor area, and a decorative coving finish to the ceiling. Ladder style radiator, double glazed leaded style window to the front, decorative art deco style soap dispenser and holder. All fittings are in decorative chrome and gold effect.

Main Family Lounge

23'2" x 14'3" (7.06m x 4.34m)

Double glazed leaded style bow window to the front, double glazed French style leaded doors to the rear with matching height double glazed leaded style windows either side. Radiator, remote control ceiling mounted (8' x 6' vendors measurements) projector screen. Amazing Inglenook style fireplace with a decorative sleeper above, decorative brick work creating the chimney over a decorative ornate style cast open basket gas fire with imitation coals. Double glazed windows either side of the fireplace area one to the front and one to the rear. Quarry style tiling to the base of the fireplace, spotlights inset in the inglenook ceiling area and a brick effect decorative plaque either side of the chimney breast.

Second Lounge Area

11'9" x 12'1" (3.58m x 3.68m)

Double glazed leaded style window to the rear, radiator, decorative coving finish to the ceiling, spotlights also inset to the ceiling, and a decorative brick effect fireplace with a coal and flame effect electric fire inset.

Kitchen

14'1" x 9'9" (4.29m x 2.97m)

Range of wall mounted and floor standing units also incorporating a display glass fronted design unit and a wine rack. Lipped edge work surfaces incorporating a sink and drainer unit with an ornate chrome and gold effect mixer tap over. Appliances built in consist of an AEG eye level double oven, Smeg five burner gas hob with a Pierre Roblin black extractor over, under unit AEG washer drier and an under unit AEG microwave oven. There is space for an American style fridge/freezer with units surrounding. Kick plate plinth mounted electric heater, and spotlights inset to the decorative cornices above the double glazed leaded style window area and the door allowing access to the utility room. Partly tiled walls, and one exposed brick wall, spotlights inset to the ceiling, decorative coving finish to the ceiling and a decorative sleeper over the opening to:-

Dining Room

11'7" x 9'9" (3.53m x 2.97m)

Double glazed leaded style window to the rear, radiator, and decorative coving finish to the ceiling.

Utility Room

9'6" x 5'11" (2.90m x 1.80m)

Range of wall mounted and floor standing base units with a roll edge work surface over incorporating a sink and drainer unit with a mixer tap over. Radiator, partly tiled walls with a decorative dado effect tile, integrated AEG washer/drier, and spotlights inset to the ceiling. Double glazed leaded style window to the front, double glazed leaded style door to the rear allowing access to/from the rear garden area. An internal door to the side allowing access to the garage areas and a further door leading to:-

Downstairs W.C (garden/garage use)

Suite consisting of a low flush w.c. and a wall mounted wash hand basin. Radiator, tiling to the walls and further tiling to the floor area. Decorative coving finish to the ceiling and a towel holder, toilet roll holder and a soap dispenser with holder.



FIRST FLOOR

Landing

Radiator, loft access via the hatch area, and doors to:-

Master Bedroom

11'9" x 10'5" (not inc bay + to wardrobes) (3.58m x 3.18m (not inc bay + to wardrobes))

Double glazed leaded style bay window to the front, radiator, decorative dado rail to the walls, and decorative coving finish to the ceiling. Fitted wardrobes to one wall with four mirror fronted sliding access doors and spotlights inset above. Door to:-

En-Suite Shower Room

7' x 7'4" (2.13m x 2.24m)

Suite consisting of a tiled shower cubicle housing a boiler fed shower with three extra body jets attached, a fold away wall mounted seat, soap holder, a corner fitted shower caddy and a spotlight above. Low flush w.c and a wash hand basin inset to matching units extending to the two areas with further storage below the roll edge work surface. Wall mounted light up mirror cabinet with shelving and a shaver point internally, and further shelving to the exterior. Shaver point, further magnified light up mirror, tiling to the wall areas and further tiling to the floor. Ladder style radiator, decorative coving finish to the ceiling, spotlights inset to the ceiling, towel holder, towel hook, art deco style soap dispenser and holder. All fittings are chrome and gold effect.

Bedroom Two

12'4" (to wardrobes) x 8'7" (3.76m (to wardrobes) x 2.62m)

Double glazed leaded style window to the rear, radiator, decorative coving finish to the ceiling and fitted wardrobes to one wall with three sliding mirror effect doors and spotlights inset above.

Bedroom Three

11'7" x 9'9" (3.53m x 2.97m)

Double glazed leaded style window to the rear, radiator, and a decorative coving finish to the ceiling.

Bedroom Four

10'7" x 9'9" (3.23m x 2.97m)

Double glazed leaded style window to the front, radiator, and decorative coving finish to the ceiling.

Bedroom Five

10'3" x 8'5" (3.12m x 2.57m)

Double glazed leaded style window to the rear, radiator, decorative coving finish to the ceiling and fitted wardrobes to one wall with three sliding mirror fronted doors and spotlights inset over.

Family Bathroom

8'1" x 7'1" (2.46m x 2.16m)

Suite consisting of a corner shower cubicle which is boiler fed, has three extra body jets, pull down seat and a fixed shower caddy. Hydro/jacuzzi bath with radio, lights, jets, mixer tap over and an extendable shower head. Low flush w.c, and a designer style floating effect wash hand basin inset to a vanity unit providing storage below with a towel rail to either side and a further storage cupboard also to either side. Mirror above with a light incorporated, glass shelf below, shaver point and a storage cupboard to either side. Tiling to the wall areas with a decorative dado effect tile inset, tiling to the floor area with under floor heating below. Ladder style radiator, spotlights inset to the ceiling, and a double glazed leaded style window to the front. All fittings are chrome and gold effect.

GARAGES

Double Garage 1

18'4" x 16'4" (5.59m x 4.98m)

Up and over remote control electric doors to the front, electric supply and lighting, outside tap, and a radiator. One and a half walls are fitted with storage units and a desk/work top area. Loft access via the hatch area and a pull down ladder, and a double glazed leaded style window to the rear. Leaded style French doors to the side allowing access to:-

Single Garage

15'6" x 10 (4.72m x 3.05m)

Up and over remote control electric door to the front, electric supply, lighting, loft access via the hatch area and a pull down ladder, and double glazed leaded style French doors to the rear allowing access to the rear garden. Opening to the side into:-

Double Garage 2

18'8" x 16'9" (5.69m x 5.11m)

Up and over remote control electric doors to the front, electric supply and lighting, loft access via the hatch area and pull down ladder, and a double glazed leaded style window to the rear.

OUTSIDE

Rear Garden

Mixture of wall, fence and privet borders surrounding a rear garden consisting of a block paved patio area and pathways leading to a slightly raised lawn area with decorative mature shrubbery borders which are gravel covered, a further block paved patio area to one rear corner. Wall mounted speakers, electric sun awning (4x3 meters vendors measurements) which is housed in a weather proof cassette. Outside tap, outside electric socket, three security lights, one wall mounted lantern style light and five wall mounted lantern style lights to the rear. Two secure locked Wrought iron access gates to either side of the property allowing access to/from the front driveway/garden area. Brick built storage shed with a pitch tiled roof and electric supply. Greenhouse also benefitting from electric and water supply.

FURTHER INFORMATION

Vendor supplied information

Front door entry video camera

House alarm with alarm lights to the front and to the rear

Downstairs windows are all fitted with key locks

Downstairs doors all fitted with 5 lever Chubb locks

Main Family Lounge, second lounge, dining room all fitted with stereo system speakers and satellite points

Bedrooms all fitted with satellite and TV points

Family bathroom fitted with thermostatic under floor heating

All loft areas including he garage areas are fitted with ladders and lights

Front and rear gardens fitted with body sensor lights

Garage doors all have remote controls

Front and Rear garden wall lights fitted with timers

Front and rear lawns have irrigation systems

Greenhouse has electric and water supply

Brick built storage shed is alarmed and has mains electric supply

Rear Patio area has an electric operated awning with a weather proof cassette when not in use

