

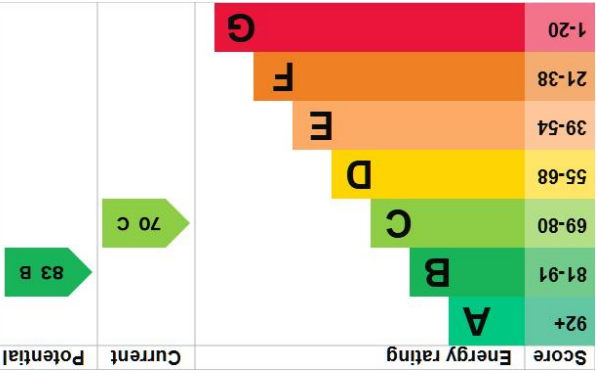
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyor.



Castle Bromwich | 0121 241 1100



- WOW FACTOR
- DRIVE FOR 16 CARS
- AMAZING AESTHETICS
- POLISHED FLOORING THROUGHOUT THE DOWNSTAIRS KITCHEN/HALL
- LOUNGE WITH BAY

Water Orton Road, Birmingham, B36 9HE

Offers Over £475,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

WOW what an amazing home! This is something special from the moment you see the imposing white house situated on Water Orton Road with a driveway big enough for 16 vehicles which benefits from security posts. As soon as you pull up on the gravel drive and enter this beautiful home you are greeted with style and class walking from the porch into the open plan hall into amazing kitchen with polished marble effect flooring, oak doors adorn the whole property too. The main feature of the family kitchen is the centre piece island and bi-fold doors onto garden, downstairs also benefits from family lounge with bay window, utility room, office and wonderful shower room with WC. Cloaks cupboard and understairs pull out drawers finish off this stunning downstairs. Four bedrooms and fantastic shower room with underfloor heating. The luxury isn't just centred around the interior as the garden is something you'd see in a villa abroad, British York stone paving, artificial lawn which is totally landscaped and the imported Italian fireplace. The home is surrounded via 7 camera CCTV system and within 0.1 mile to Park Hall Academy. Call Green and Company to arrange your viewing

Approached via service road off Water Orton Road with amazing aesthetics and entering expansive gravel drive through walled boundaries to front porch door with polished marble effect flooring and spotlights, door to:-

HALL Which is open plan and gives the element of space, polished marble effect flooring with oak doors to cloaks cupboard, stairs to first floor, made to measure understairs drawers, feature radiator, window to front, blinds, feature lighting, leading through to:-

FAMILY KITCHEN 18'5" x 10'10" (5.61m x 3.3m) PLUS 8'3" x 14'0" (2.51m x 4.27m) With island with granite worktop, spotlighting, inset shelving, feature radiator, integrated microwave, integrated oven, gas hob, wine cooler, extractor, integrated dishwasher, integrated fridge freezer, feature radiator, window to side, bi-fold doors to garden, oak door to:-

LOUNGE 11'9" x 10'10" (3.58m x 3.3m) With bay window, blinds, radiator and feature light.

DOWNSTAIRS SHOWER ROOM With oak door, polished marble effect flooring, spotlight, shower cubicle, tiled walls, mixer shower, vanity sink, WC.

UTILITY ROOM 14'10" x 7'3" (4.52m x 2.21m) Off kitchen with oak door, sink, window to rear, spotlights, door to:-

OFFICE 7'0" x 9'1" (2.13m x 2.77m) With strip light, electric points.

FIRST FLOOR LANDING Stairs to first floor with chandelier lighting, landing with window to side and doors to all bedrooms and shower room, feature radiator.

BEDROOM ONE 12'0" x 10'0" (3.66m x 3.05m) With oak door, bay window to front, blinds, fitted wardrobe and radiator.

BEDROOM TWO 12'9" x 11'0" (3.89m x 3.35m) With oak door, bay window to rear, blinds and radiator.

BEDROOM THREE 7'2" x 10'3" (2.18m x 3.12m) With oak door, two windows to front, blinds, radiator.

BEDROOM FOUR 8'10" x 5'3" (2.69m x 1.6m) With oak door, window to rear, blinds and radiator.

SHOWER ROOM With oak door, tiled floor and walls, underfloor heating, mirror heated towel rail, sensor light mirror, vanity sink, WC, inset shelving to tiled walls, mixer rain and jet shower, walk in shower with inset drainage, window to rear.

GARDEN Is something special with British York stone patio area directly situated outside the bi-fold doors from kitchen, stepping down to seating area with British York stone flooring, imported Italian fireplace/pizza oven, leading to landscaped artificial lawn and York stone pathway, shed and fenced boundaries. This is like taking a trip abroad sitting in your own private Villa!

GARAGE 8'2" x 8'11" (2.49m x 2.72m) Has been shortened and has double opening doors to front with light and storage space. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band E Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for Three, Vodafone, limited for EE, O2 and data likely available for Three, Vodafone, limited for EE, O2
Broadband coverage - Broadband Type = Standard Highest available download speed 16Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

Networks in your area:- Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE
The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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WANT TO SELL YOUR OWN PROPERTY?
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