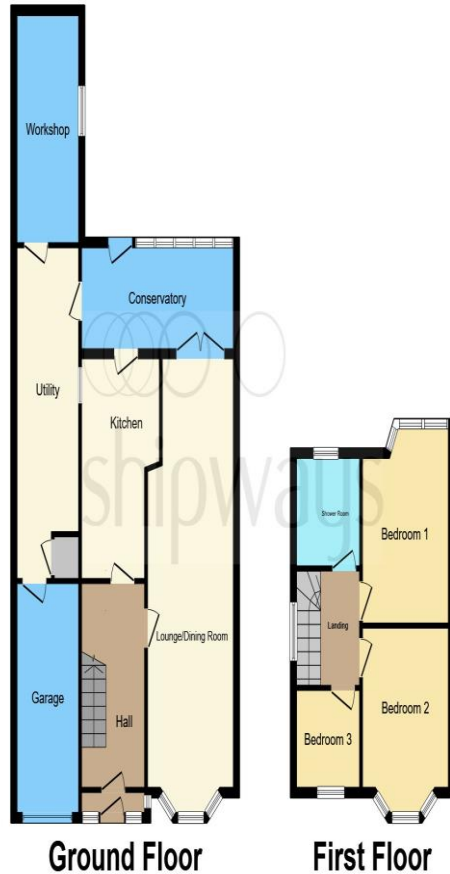




**Water Orton Road, Birmingham B36 9HE**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## welcome to Water Orton Road, Birmingham

- SEMI DETACHED
- THREE BEDROOMS
- LOUNGE DINER
- KITCHEN
- FAMILY BATHROOM

Tenure: Freehold

EPC Rating: D

offers over **£300,000**



**Approach**  
**Entrance Porch**  
**Entrance Hall**

**Lounge**  
10' max x 30' 2" max ( 3.05m max x 9.19m max )

**Kitchen**  
8' 1" x 13' 4" ( 2.46m x 4.06m )

**Utility Room**  
7' 9" x 14' 2" ( 2.36m x 4.32m )

**Conservatory**  
14' 1" x 6' ( 4.29m x 1.83m )

**Landing**  
**Bedroom One**  
13' 3" max x 10' 4" ( 4.04m max x 3.15m )

**Bedroom Two**  
12' 6" into bay x 9' 1" ( 3.81m into bay x 2.77m )

**Bedroom Three**  
6' 7" x 6' 4" ( 2.01m x 1.93m )

**Bathroom**  
**Rear Garden**  
**Outbuildings**

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**Property Ref:**  
CAB110599 - 0006

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