

Smiths Way, Water Orton Birmingham B46 1TW



welcome to

Smiths Way, Water Orton Birmingham

*** DETACHED *** BEAUTIFULLY PRESENTED *** FOUR BEDROOMS *** KITCHEN DINER *** LOUNGE *** DINING ROOM *** CONSERVATORY *** UTILITY ROOM *** DOWNSTAIRS WC *** MASTER BEDROOM WITH EN SUITE *** NO CHAIN *** POPULAR RESIDENTIAL LOCATION *** CALL SHIPWAYS TO VIEW ***

Agent Note

Council Tax Band E.

Entrance Porch

Door to hall.

Entrance Hall

Stairs and ceiling lightpoint.

Wd

Double glazed window to side, sink, radiator and ceiling lightpoint.

Lounge

16' 1" into bay x 13' (4.90m into bay x 3.96m)
Double glazed window to front, double doors to kitchen, two radiators and two ceiling lightpoints.

Dining Room

12' x 7' 1" (3.66m x 2.16m)

Double glazed window to front, loft access, radiator and ceiling lightpoint.

Kitchen

21' max x 10' (6.40m max x 3.05m)

Double glazed window to rear, double doors to conservatory, wall and base units, space for appliances, island breakfast bar and spotlights.

Utility Room

7' x 7' (2.13m x 2.13m)

Door to garden, double glazed window to rear, door to wc, steel sink and drainer, plumbing for washing machine and radiator.

Conservatory

10' 1" x 13' (3.07m x 3.96m)

Double glazed french doors to garden.

Landing

Double glazed window to front, storage, loft and ceiling lightpoint.

Bedroom One

11' + wardrobes x 12' (3.35m + wardrobes x 3.66m) Double glazed window to front, built in wardrobes, radiator and ceiling lightpoint.

Bedroom Two

 $8' \times 10'$ (2.44m $\times 3.05$ m) Double glazed window to front, radiator and ceiling lightpoint.

Bedroom Three

 $6' + door\ recess\ x\ 9'\ (\ 1.83m + door\ recess\ x\ 2.74m\)$ Double glazed window to rear, radiator and ceiling lightpoint.

Bedroom Four

8' x 8' (2.44m x 2.44m)

Double glazed window to rear, built in wardrobes, radiator and ceiling lightpoint.

Bathroom

Double glazed window to rear, vanity sink, low level wc, panel bath, towel rail radiator and spotlights.

Rear Garden

Patio, lawn, shrub borders, shed and side access.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





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- DETACHED
- FOUR BEDROOMS
- MASTER BEDROOM WITH EN SUITE
- KITCHEN & UTILITY ROOM
- LOUNGE & DINING ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

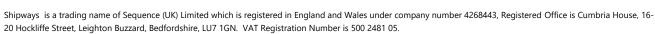
£475,000



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Property Ref: CAB111382 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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