



**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.

### **Wc**

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' x 10' ( 2.44m x 3.05m )  
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](http://www.focalagent.com)





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- DETACHED
- FOUR BEDROOMS
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- KITCHEN & UTILITY ROOM
- LOUNGE & DINING ROOM

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

offers over  
**£475,000**



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