



St. Peters Close, Water Orton Birmingham B46 1RG

welcome to

St. Peters Close, Water Orton Birmingham

*** DO NOT MISS OUT *** DOUBLE STOREY EXTENSION *** DETACHED *** THREE DOUBLE BEDROOMS *** TWO RECEPTION ROOMS ***
DOWNTAIRS WC *** FITTED KITCHEN *** NEW BATHROOM *** DRIVEWAY *** REAR GARDEN *** VILLAGE LOCATION *** FREEHOLD *** VIEWING
HIGHLY RECOMENDED ***

Porch

lamine floor, spotlights and door to entrance hall.

Entrance Hall

Double glazed window to side, spotlights, stairs to first floor, coving and radiator

Downstairs W.C.

Low level W.C., double glazed window to the front and a sink unit

Lounge

16' 8" x 11' 3" (5.08m x 3.43m)
Feature fireplace, spotlights, radiator, and access to dining area.

Dining Room

12' 5" x 8' 3" (3.78m x 2.51m)
Doubled glazed window, radiator, door to study/playroom.

Study

8' 2" max x 6' 3" Min by 9 x 8 (2.49m max x 1.91m Min by 9 x 8)
Doubled glazed window to rear and radiator.

Kitchen

12' 6" x 7' 8" (3.81m x 2.34m)
Double glazed window to the front, radiator, spotlights, understairs storage, cupboards draw and base units, roll top worksurface, one and half sink and drainer with a mixer tap, hob, oven and cooker hood, integrated fridge freezer and dishwasher, tiled floor and plumbing for washing machine.

First Floor Landing

double glazed window to the side, loft access and spotlights.

Bedroom One

16' 9" x 10' 3" (5.11m x 3.12m)
Two doubled glazed windows to the front, spotlights and radiator.

Bedroom Two

15' 5" x 7' 9" (4.70m x 2.36m)
Double glazed window to the rear, spotlights and radiator.

Bedroom Three

15' 3" + Door recess x 8' Max (4.65m + Door recess x 2.44m Max)
Doubled glazed window to the rear, radiator, spotlights and a built-in wardrobe.

Bathroom

double glazed window to the side, extractor fan, spotlights, heated towel rail, panelled bath with shower over, low level W.C. and a vanity sink unit.

Rear Garden

Mainly paved, artificial grass area, shrub borders, enclosed by fencing and gate to side access



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- DETACHED
- DOUBLE STOREY EXTENSION
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN

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

£375,000



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CAB111872 - 0008

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