



**7 ADDISON PLACE, WATER ORTON, B46 1SU**

## OFFERS OVER — £700,000

As you approach the property, the timeless beauty of its Victorian architecture immediately captivates. The handsome exterior, adorned with intricate brickwork and original features, hints at the rich history and craftsmanship that lie within. A sense of tranquillity envelops you, thanks to the secluded position that ensures peace and privacy.

Originally built in 1895 to provide housing for workers of what are now apartments on Birmingham Road, tales of a bygone era rumour a Mr Dick Humphries keeping unregistered livestock on the land during World War Two, evidence of this unearthed during the home's modernisation through a pigs trough.

Located in the desirable village of Water Orton, this Victorian home offers the best of both worlds—peaceful seclusion and convenient access to local amenities, schools, and transport links. It is a rare opportunity to own a piece of history, lovingly maintained and ready for a new family to create cherished memories.

Embrace the chance to own this historically unique and bespoke family home, and experience the unparalleled charm and elegance it has to offer. Contact us today to arrange a viewing and step into a world of Victorian splendour in Water Orton.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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Set back behind a tarmac drive which leads to a secure metal gate having brick built perimeter, a block paved multi vehicular drive offering lawn, courtyard and patio are provided, access is given into a converted garage / bar and access is gained into the accommodation via a PVC double glazed obscure windowed door into:

**WELCOMING ENTRANCE HALL:**

Double glazed obscure leaded and stained glass windows to sides, stairs off to first floor, wooden interior doors open to a considerable family lounge through dining space and a comprehensive fitted breakfast kitchen.

**FITTED BREAKFAST KITCHEN: 20'1 x 11'9:**

Double glazed leaded and stained glass windows to fore and to side, matching Shaker-style wall and base units with a variety of drawers, cupboards and corner units, integrated full length fridge and separate freezer, dishwasher, double over and double grill, edged work surfaces providing integral electric hob having extractor over, one and a half sink drainer, tiled splashbacks, radiator, space for stalls to a breakfast island, bespoke high level pew, wood fired stove having period mantle and surround, skylights, doors to understairs storage and hall, access to:

**UTILITY: 8'3 x 5'8:**

Double glazed leaded and stained glass window to fore having door open to courtyard, matching wall and base units having recesses below for washing machine and dryer, edged work surface having tiled splashbacks, radiator, access is given back to kitchen and wooden door opens to:

**WET ROOM / SHOWER ROOM:**

Suite comprising corner wash hand basin and low level WC, tiled splashbacks, recessed downlights, shower over and wooden door back to utility.

**SUBSTANTIAL FAMILY LOUNGE THROUGH DINING AREA: 17'4 x 10'**

Double glazed leaded and stained glass windows lead to fore, PVC double glazed doors open to patio, dining space provides access to an ornamental fireplace set on a tiled hearth having period mantel and surround over, coal-effect fire to centre, opportunity for gas fire, radiators, study space and space for dining table, wooden doors to entrance hall, understairs storage and to:

**BEDROOM FOUR: 11'1 x 8'3:**

PVC double glazed patio doors lead to garden and patio, radiator, space for double bed and matching suite, wooden door back to family lounge through dining area / office.



**TENURE:** We have been informed by the vendor that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.





**STAIRS AND LANDING TO BEDROOM ONE:**

Double glazed stained and leaded glass obscure window to side, metal balustrade leads up the stairs with wooden doors opening to a family bathroom and bedroom one.

**BEDROOM ONE: 18'4 x 11'2:**

PVC double glazed feature balcony doors and circular, bespoke folding window overlook garden, space for double bed and complete bedroom suite, radiator, wooden door back to landing.

**FAMILY BATHROOM:**

Suite comprising free-standing bath with glazed splash screen door to side, pedestal wash hand basin and WC, tiled splashbacks and flooring, towel radiator, wooden door to shower room, door back to stairs and landing of bedroom one.

**STAIRS & LANDING TO SECOND & THIRD BEDROOM:**

Internal wooden doors lead to bedrooms two and three.

**BEDROOM TWO: 12'4 x 11'1:**

Double glazed leaded and stained glass windows overlook fore, Victorian-style decorative fireplace, space for double bed, radiator, wooden door back to landing and further wooden door to:

**PERSONAL ENSUITE BATHROOM:**

Double glazed leaded and stained glass windows to side, suite comprising fitted deep bath, low level WC and matching pedestal wash hand basin, towel radiator, wooden panelled splashbacks, recessed downlight, door back to bedroom.

**BEDROOM THREE: 12'4 x 10'8:**

Double glazed leaded and stained glass windows to fore, space for double bed, Victorian-style decorative fireplace, door to landing, overstairs storage and to:

**ENSUITE SHOWER ROOM:**

Suite comprising step-in shower cubicle with glazed splash screen door to side, pedestal wash hand basin and low level WC, tiled splashbacks and flooring, ladder style radiator, access to loft space, door back to bedroom, further door opens to family bathroom.

**CONVERTED GARAGE / BAR: 12'1 x 10'8:**

PVC double glazed windows overlook garden, electric supplied with water and separate consumer unit, wooden door opens to storage, cottage-style door opens back to garden.

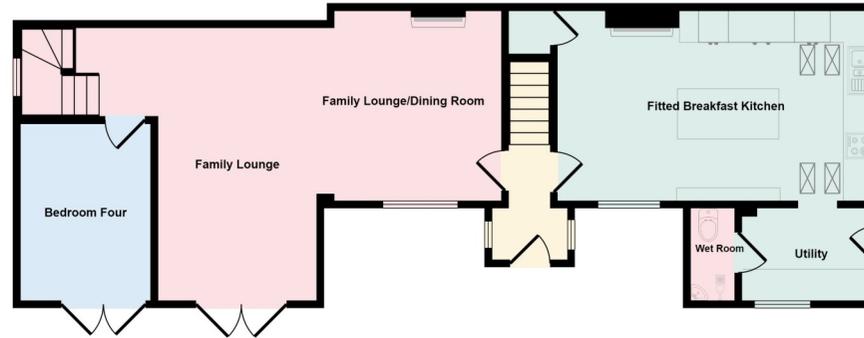




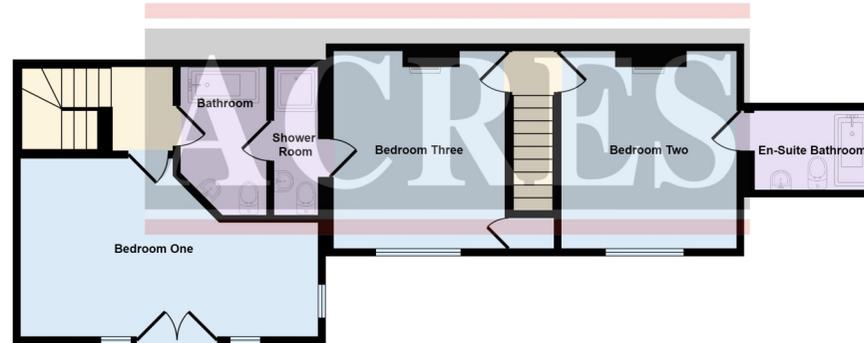
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

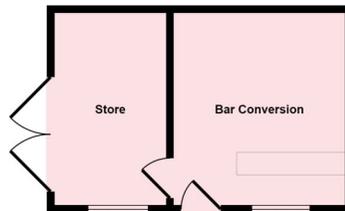
Approx Gross Internal Area  
163 sq m / 1759 sq ft



Ground Floor  
Approx 79 sq m / 847 sq ft



First Floor  
Approx 64 sq m / 689 sq ft



Outbuilding  
Approx 21 sq m / 223 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.