



# ESTATE AGENTS

*... the key to a successful move*



**Marsh Lane, Water Orton, Birmingham, B46 1NW**

**Offers in the  
region of  
£399,995**

- \* EXTENDED SEMI DETACHED HOUSE
- \* POPULAR RESIDENTIAL LOCATION
- \* WELL MAINTAINED THROUGHOUT
- \* EXCELLENT MOTORWAY ACCESS
- \* PARKING FOR SEVERAL VEHICLES

w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)

# Marsh Lane, Water Orton, Birmingham, B46 1NW

## ACCOMMODATION

### DESCRIPTION

Keys are pleased to offer to the market this extended traditional Semi Detached family home situated in the sought village of Water Orton, close to all local amenities and with easy access to the M6, M6 Toll and M42 Motorways, ideal for the commuter. The property comprises: entrance porch, entrance hall, open plan living and kitchen space, second reception room, to the first floor is a master bedroom with ensuite, two further bedrooms and a family bathroom and to the second floor two more bedrooms. Outside there is a rear garden and a drive providing ample off road parking to the front of the property.

### GROUND FLOOR

#### ENTRANCE HALL

Ceiling light point, stairs to first floor, exterior door

#### OPEN PLAN LIVING, KITCHEN & DINING SPACE



#### Living & Dining Area

Spacious area with ceiling light points, feature fire surround, radiator, laminate wood effect flooring, french doors leading into rear garden area, double glazed bay window with front aspect

#### Kitchen area

Fitted with a comprehensive range of wall and base units with co-ordinating worktops, integrated induction hob, electric oven, hob and extractor, sink and drainer with mixer tap, integrated washer machine and tumble dryer. Ceiling light point, part wall tiled, wood effect laminate flooring, double glazed window



#### RECEPTION TWO

Currently used as a sixth bedroom. Ceiling light point, radiator, double glazed window





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## FIRST FLOOR

### STAIRS & LANDING

Ceiling light point, stairs to second floor bedrooms

### MASTER BEDROOM

Ceiling light point, radiator, double glazed window with front aspect. door to en suite shower room



### EN SUITE

Fitted with a three piece shower suite comprises: Shower enclosure, wash hand basin set in storage unit, low level w.c. Ceiling light point, heated towel rail, part wall tiled, ceramic tiled floor, double glazed window



## BEDROOM TWO

Ceiling light points, radiator, double glazed bay window with front aspect



## BEDROOM THREE

Ceiling light point, radiator, double glazed window with rear aspect

## BATHROOM

Fitted with a three piece white bathroom suite comprises panelled corner bath, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, wall tiled, double glazed window

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## SECOND FLOOR

### BEDROOM FOUR

Second floor bedroom with two velux windows, recessed lighting, radiator



## OUTSIDE

The property has gardens to the front and rear, the front having a drive providing parking for multiple vehicles. The enclosed rear garden consists of a paved patio, raised sitting area at the rear of the garden and artificial lawn.



### BEDROOM FIVE

Second floor bedroom with recessed lighting, radiator, two double glazed windows with rear aspect



## GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

### Services

We believe all are available.

### Tenure

Assumed to be freehold.

### Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged

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to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.


The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> <div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div>	<div>68</div>	<div>82</div>
<i>Not energy efficient - higher running costs</i> <b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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