

# Barratt Last

ESTATE AGENTS

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**OVERTON DRIVE, BIRMINGHAM B46 1QL**  
**£300,000 FREEHOLD**

- Traditional Freehold Semi-Detached
- Three Bedrooms
- Double Glazing
- Side Garage and Utility
- In Need Of Some Modernisation
- Two Reception Rooms
- Central Heating
- No On-going Chain

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Barratt Last Estate Agents is the trading name of Barratt Last (Estate Agents) Limited, registered in England number 6288672.  
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A list of Directors is available for inspection at registered office.



A Traditional Freehold Semi-Detached residence in need of some modernisation situated in the popular village of Water Orton. The property, which has gas fired radiator central heating and double glazing, briefly comprises:- fully Enclosed Porch Entrance, Hallway, Two Reception Rooms, Kitchen, Side Garage plus Utility, Three Bedrooms, modern Bathroom with shower, Separate W.C., gardens to front and rear.  
No on going chain.

## GROUND FLOOR

### Fully Enclosed Porch Entrance

Double glazed entrance doors.

### Hallway

Central heating radiator, double glazed window, understairs store cupboard.

### Front Reception Room

11'5" x 11'11"

Double glazed bay window to fore, central heating radiator, coated fireplace.

### Rear Reception Room

14'3" x 10'6"

Central heating radiator, timber 'Adam' style fire surround, double glazed patio doors to rear garden.

### Kitchen

10'5" x 7'7"

Base and wall cupboards, work surfaces, single drainer stainless steel sink unit, double glazed window to rear, central heating radiator, larder cupboard, double glazed door to side garage and utility, part tiled walls.

## FIRST FLOOR

### Landing

Side double glazed window, loft access.

### Bedroom 1

14'8" x 11'11"

Double glazed window to fore, central heating radiator.

### Bedroom 2

13'5" x 10'9"

Double glazed window to rear, central heating radiator.

### Bedroom 3

7'11" x 7'8"

Double glazed window to fore, central heating radiator.

### Modern Bathroom

Panelled bath, 'Mira' over bath shower fitted, glazed shower screen, wash hand basin with store cupboards beneath, low flush w.c., central heating radiator, double glazed window, part tiled walls.

### Separate Low Flush W.C.

Double glazed window.

## OUTSIDE

### Side Garage

20'1 x 7'5"

Power and lighting.

### Utility

7'5 x 7'3"

Single drainer stainless steel sink, power and lighting, water tap, double glazed window and double glazed door to rear garden.

### Gardens

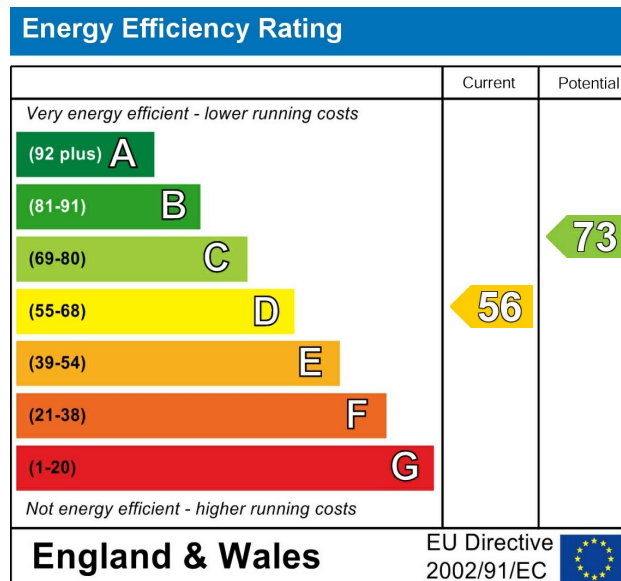
The property is set back from the road behind a lawn and paved driveway providing 'off road' parking space for two average size cars.

At the rear, the garden has tool store, lawn and garden shed.

## ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however we would advise all interested parties to have this information verified by a Legal Representative.

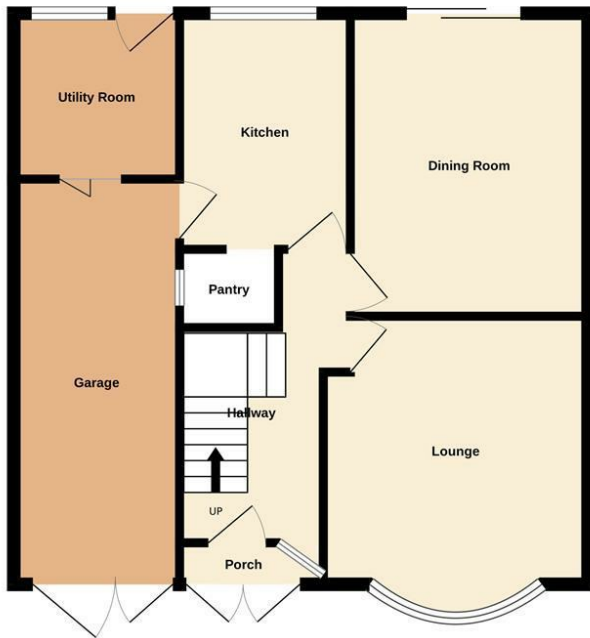
Council Tax - Band D - North Warwickshire Borough Council.



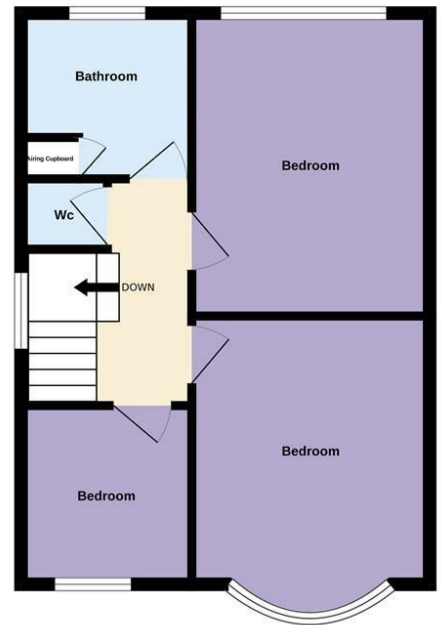
## HOME TO SELL?

If you are selling your home, arrange a Free Valuation today. Call 0121 776 5744.

Ground Floor



1st Floor



19 Overton Avenue B46 1qj

Measurements are approximate. Not to scale. Illustrative purposes only.  
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