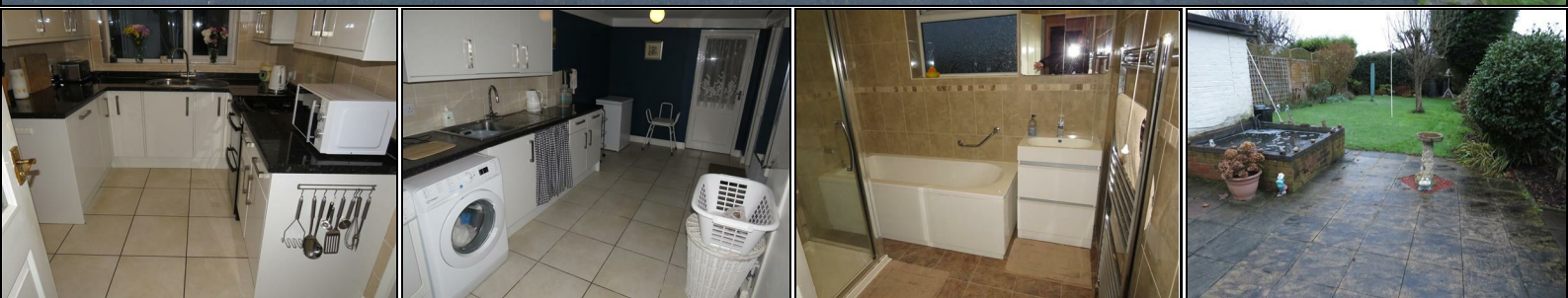


Barratt Last

ESTATE AGENTS

0121 776 5744



80 WATER ORTON ROAD, CASTLE BROMWICH B36 9HA
£315,000 FREEHOLD

- Traditional Freehold Semi-Detached in Popular Location
- Two Reception Rooms
- Conservatory
- Central Heating & Double Glazing
- Three Good Size Bedrooms
- Re-fitted Kitchen & Bathroom
- Side Garage/Utility/2nd W.C./Workshop
- Multiple Parking Facility To Rear & Good Size Rear Garden

301-303 Chester Road, Castle Bromwich, Birmingham, B36 0JG Email: sales@barrattlast.co.uk

Barratt Last Estate Agents is the trading name of Barratt Last (Estate Agents) Limited, registered in England number 6288672.
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Situated in a popular residential location, this Traditional, Freehold Semi-detached residence is set back behind a service road and offers good flexible accommodation with potential for alteration to suit family needs.

The central heating system is relatively new and the property also has double glazing, a re-fitted Kitchen and Bathroom with shower and a Separate W.C., Enclosed Porch Entrance, Hallway, Two Reception Rooms, Conservatory, Three Good Size Bedrooms (fitted wardrobes in two), Utility Room with 2nd W.C. off at the rear of the Garage with adjoining Workshop, good size rear garden and Multiple Parking Facility to fore.

GROUND FLOOR

Fully Enclosed Porch Entrance

Double glazed entrance door and matching window panels.

Hallway

Central heating radiator, 2 understairs cupboards.

Front Reception Room

16' 3" x 11' 3" (4.88m 0.91m x 3.35m 0.91m)

Double glazed bay window to fore, central heating radiator, 'Adam' style fireplace, 'coal effect' gas fire fitted.

Rear Reception Room

11' 8" x 9' 5" (3.35m 2.44m x 2.74m 1.52m)

Central heating radiator, sliding double glazed patio doors opening to:-

Conservatory

9' 10" x 9' 2" (2.74m 3.05m x 2.74m 0.61m)

Laminate floor covering, central heating radiator, double glazed windows and doors to rear garden.

Re-fitted Kitchen

10' 10" x 8' 10" (3.05m 3.05m x 2.44m 3.05m)

Tiled floor covering, matching base and wall units, roll edge worksurfaces, single drainer stainless steel sink, complimentary tiled splashbacks, central heating radiator, double glazed window, door to:-

Utility Room

16' 1" x 7' 8" (4.88m 0.30m x 2.13m 2.44m)

Tiled floor covering, fitted base and wall units, roll edge worksurface, single drainer stainless steel sink, plumbing for domestic appliances, tiled splashbacks, double glazed door to rear garden, further doors to workshop, side garage and:-

2nd Low Flush W.C.

Tiled floor covering.

Workshop

16' 4" x 9' 1" (4.88m 1.22m x 2.74m 0.30m)

Power and lighting.

Stairs with spindled balustrade leading from the hallway to:-

FIRST FLOOR

Landing

Side double glazed window, access to part boarded and insulated loft area with loft ladder and light.

Bedroom 1

17' 1" x 9' 5" (5.18m 0.30m x 2.74m 1.52m)

Double glazed bay window to fore, fitted 'his and hers' wardrobes with top cupboards above, fitted headboard and bedside cabinets, central heating radiator.

Bedroom 2

10' 11" x 9' 4" (3.05m 3.35m x 2.74m 1.22m)

Double glazed window to rear, fitted wardrobes, chest of drawers and bedside cabinets, central heating radiator.

Bedroom 3

8' 6" x 7' 11" (2.44m 1.83m x 2.13m 3.35m)

Double glazed window to fore, central heating radiator.

Re-fitted Bathroom

Fully tiled walls, tiled floor covering, panelled bath, wash hand basin with store cupboards beneath, shower cubicle with glazed screen and 'Triton' shower fitment, central heating radiator, double glazed window, cupboard housing 'Worcester' gas fired central heating combination boiler.

Separate Low Flush W.C.

Fully tiled walls, double glazed window.

OUTSIDE

Side Garage

20' 3" x 8' 3" (6.10m 0.91m x 2.44m 0.91m)

With metal up and over door.

Gardens

To fore, predominately tarmacadomed driveway providing a multiple 'off road' car parking facility.

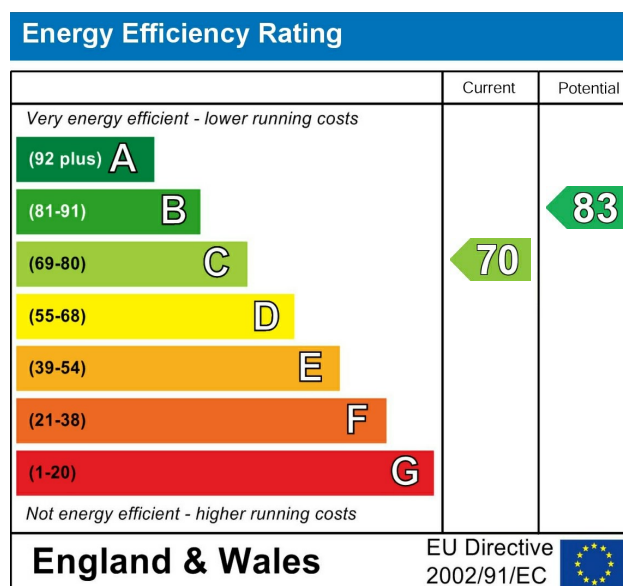
At the rear, patio, lawn, raised pond and shrub borders.

ADDITIONAL INFORMATION

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

Council Tax - Band D - Solihull Metropolitan Borough Council.

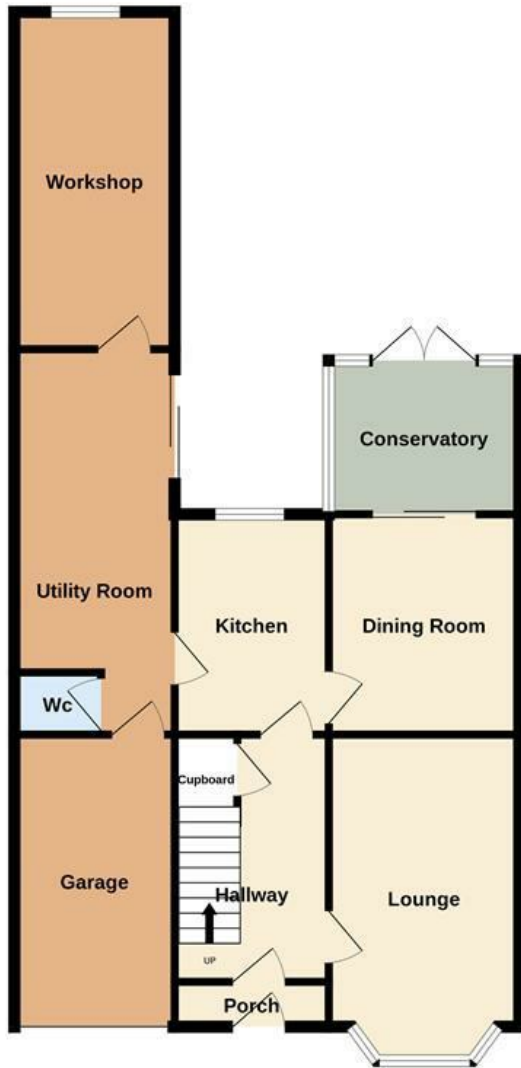
** Please note that the property is fitted with a water meter.



HOME TO SELL?

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

Ground Floor



1st Floor



80 Water Orton Road B36 9ha

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