

Barratt Last

ESTATE AGENTS

0121 776 5744



WOODFIELD HOUSE, WELAND CLOSE, WATER ORTON, B46 1RZ

£205,000 FREEHOLD

- Superb 2/3 Bedroomed Apartment in Sought After Village Location
- Central Heating
- Spacious Well Fitted Kitchen/Breakfast Room
- Two Allocated Parking Spaces
- Re-Fitted Bathroom plus En-suite Shower Room
- Double Glazing
- Attractive Living Room
- Internal Viewing Is Strongly Recommended

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.
Registered office: 11 Aldergate, Tamworth, Staffordshire B79 7DL.
A list of Directors is available for inspection at registered office.



Appointed to the highest standards throughout and situated in the much sought after village of Water Orton, this spacious First Floor Apartment is not to be missed! With many pleasing features to delight the discerning purchaser, the property must be viewed internally in order to be fully appreciated. Gas fired radiator central heating, double glazing, Superb Re-fitted Kitchen and Bathroom, 2/3 Bedrooms (3rd currently being used as a dressing room) with En-suite Shower Room off. Attractive Lounge and Entrance Hallway. Two allocated car parking spaces to the front of the building. The Lease on the property started at 125 years from the 1st January 2004 and the Service Charge is approximately £1,480 per annum which covers the cleaning of the communal areas, ground maintenance, window cleaning, shared utility costs and building insurance. The owner owns a share of the Management Company Weland Court Management Ltd and therefore owns a share of the Freehold, which will also be transferred to the new owner on the sale of the property.

FIRST FLOOR

Welcoming Reception Hall

Wood effect laminate floor covering, 2 central heating radiators (with covers), store room.

Attractive Lounge

15'7" x 13'6" (4.75m x 4.11m)

Double glazed window with fitted blinds, central heating radiator, wood effect laminate floor covering.

Well Fitted Kitchen/Breakfast Room

14'3" x 9'5" (4.34m x 2.87m)

Having an array of fitted base and wall cupboards, ample work surfaces, 1 & a 1/4 bowl single drainer sink, 'built-in' oven and 5 ring gas hob unit with cylindrical cooker hood air extractor fan above, complimentary tiled splashbacks, integrated fridge and freezer, double glazed window with fitted blinds, cupboard housing 'Worcester' combination gas fired central heating boiler, central heating radiator, sunken spot light fittings to ceiling.

Bedroom 1

13'8" x 13'7" (4.17m x 4.14m)

Full height fitted mirrored wardrobes, double glazed window with fitted blinds, wood effect laminate flooring, central heating radiator.

Bedroom 2

11'4" x 8'6" (3.45m x 2.59m)

Double glazed window, wood effect laminate flooring, central heating radiator, double glazed window.

Bedroom 3

11'7" x 6'11" (3.53m x 2.11m)

(Currently being used as a dressing room) 'Built-in' wardrobes, double glazed window, wood effect laminate flooring.

En-Suite Shower Room

7'9" x 4'7" (2.36m x 1.40m)

Shower cubicle with fitment and glazed screens, pedestal wash hand basin, low flush w.c., part tiled walls, air extractor fan, sunken spot light fittings to ceiling, central heating radiator, double glazed window, wood effect laminate flooring, shaver point.

Re-Fitted Family Bathroom

Panelled bath with mixer tap shower attachment, glazed shower screen, pedestal wash hand basin, low flush w.c. part tiled walls, chrome central heating radiator, air extractor fan, sunken spot light fittings to ceiling, shaver point.

OUTSIDE

Parking

Allocated car parking space to the front of the building.

ADDITIONAL INFORMATION

Council Tax - Band B - North Warwickshire Borough Council.

The Lease on the property started at 125 years from the 1st January 2004 and the Service Charge is approximately £1,480 per annum which covers the cleaning of the communal areas, ground maintenance, window cleaning, shared utility costs and building insurance.

The owner owns a share of the Management Company Weland Court Management Ltd and therefore owns a share of the Freehold, which will also be transferred to the new owner on the sale of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

HOME TO SELL?

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

Ground Floor



3 Woodfield House B46 1rz

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025