



HUNTERS[®]

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6 Church Cottages Water Orton Lane, Minworth, Sutton
Coldfield, B76 9BU

£445,000

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Beautifully appointed and superbly, yet sympathetically modernised, this characterful, immaculately presented traditional end of terrace offers the unique opportunity to acquire a charming property which has not been sold for nearly 20 years.

Gas centrally heated and double glazed with twin entrances, the property is well-situated behind a fenced and gated landscaped fore garden, side driveway owned by the property and adjacent St George's Church. There is no service charge on the drive which only gives access to four other adjoining homes. Situated opposite the green and backing on to playing fields, Church Cottages is extremely handy for M42, A38 and Sutton's amenities, briefly comprising;

Covered porch, reception hall with stairs to first floor, wonderful through living room having a feature fireplace with inset wood burner and Karndean flooring, 'L' shaped kitchen/breakfast/dining room offering great entertaining space having space for range, hatch to loft store, double French doors to patio and utility having the additional benefit of a tiled shower cubicle. Second reception hall with covered porch entrance, cloaks cupboard having annually serviced Vaillant ecotec pro boiler, guests cloaks with white suite.

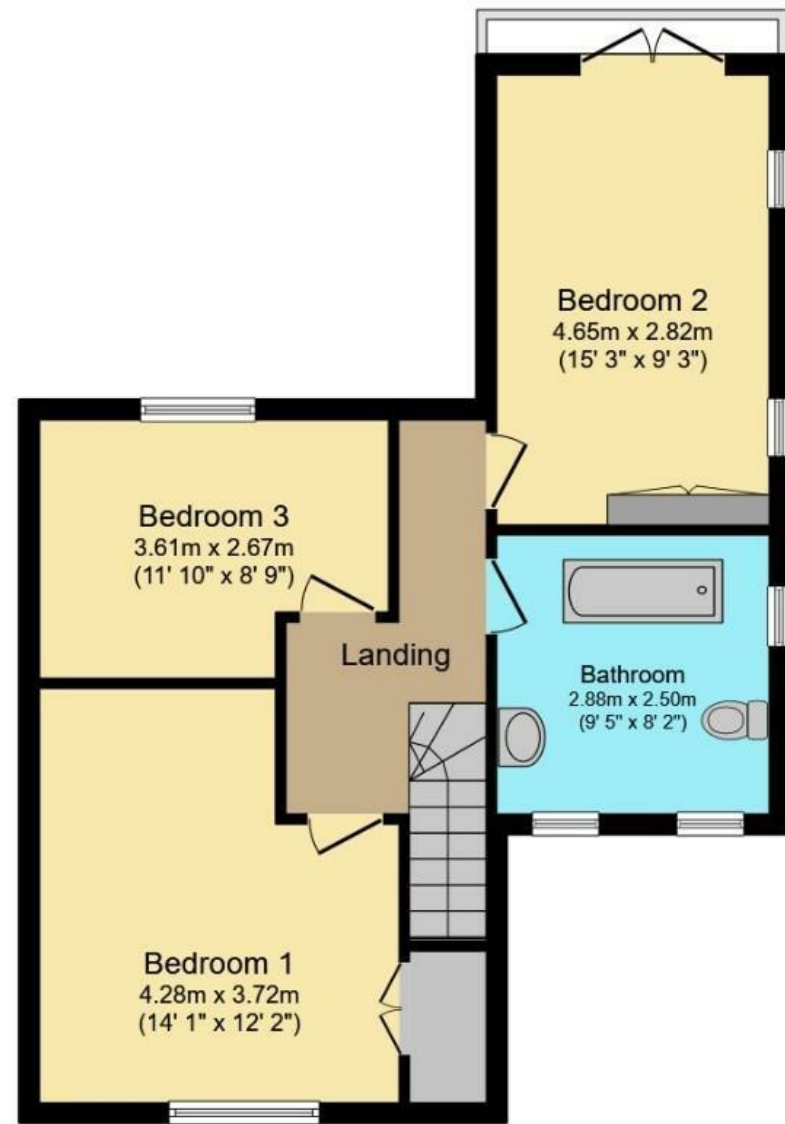
First floor, guests cloaks with white suite, first floor gallery landing with hatch and ladder to spacious boarded loft, bedroom 1 with exposed timber floor, 2 double fitted wardrobes, shaped ceiling and double French doors opening to Juliette balcony enjoying views to rear. Bedroom 2 having fitted wardrobes, feature fireplace with arch to side and window overlooking green to front, bedroom 3, bathroom having a white Victorian-style suite with roll top bath.

Outside, good sized secluded garden with block paved patio, astroturf lawn, 2 brick outbuildings with power, side gate to driveway leading to double car port and excellent home working cabin with lights and power.

Early viewing is essential to avoid any disappointment.



Ground Floor



First Floor

Total floor area 119.6 sq.m. (1,288 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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