



Salisbury Drive
Water Orton Birmingham

burchell
edwards

Salisbury Drive Water Orton Birmingham B46 1QN

for sale offers over
£375,000



Property Description

Burchell Edwards are delighted to offer this beautifully presented four bedroom detached home in a sought after location in Water Orton (B46).

Upon arrival you will discover the property has ample off-road parking by way of on-off driveway and in brief comprises a lounge, open plan fitted kitchen with dining space, utility room, guest WC, annex with large lounge/gym/office/playroom space and shower room. To the first floor you will discover two double bedrooms, generous third single bedroom and modern family bathroom.

Whilst this property is tucked away in a quiet location, it is still only a short walk to the local transport links including travel links to Birmingham Centre, Birmingham International and soon to be HS2 interchange. In addition, it sits amongst many local amenities/shops and eateries.

Given its' superb locality, the property falls within a great catchment area for local schools making this an ideal home for a growing family!

The rear garden is a corner plot which has a summer house (complete with electrics), a paved patio and large lawn area to the side, whilst the internal is very spacious and carries a beautiful natural light throughout. Additional benefits also include recently installed double glazing (with a remaining warranty) and gas central heating throughout.

Viewings are essential to gain a sense of the space and accommodation available. Please call us on 0121 749 7888 as this property will not be around for long.

Approach

New paved frontage allowing ample off road parking with on- off driveway.

Reception Porch

Double glazed door to the front with windows to the front and rear

Entrance Hallway

Door to the front, understairs cupboard and radiator

Lounge

14' 5" max x 11' 11" max (4.39m max x 3.63m max)
Double glazed bay window to the front, gas fire and radiator

Kitchen/ Diner

18' 9" max x 13' 5" max (5.71m max x 4.09m max)
Double glazed window to the rear with french doors to the rear, modern fitted kitchen with wall and base units, sink drainer, work surfaces, tiling to splash prone areas, breakfast bar, integrated oven, hob and dishwasher and two radiators

Utility Room

10' 8" x 5' 2" (3.25m x 1.57m)
Double glazed door to the rear, wall and base draw units, plumbing for white goods, sink drainer and radiator

Guest W.C

Wc and wash hand basin

Annex Bedroom

16' 11" x 8' 8" (5.16m x 2.64m)
Double glazed window to the front and door to the rear with radiator

Annex Lounge

Double glazed window to the front with tv points and radiator

Shower Room

Shower cubicle, wash hand basin and wc

Landing

Double glazed window to the side and loft access.

Bedroom One

15' x 10' 10" (4.57m x 3.30m)

Double glazed bay window to the front, fitted wardrobes and radiators

Bedroom Two

13' 5" x 10' 11" (4.09m x 3.33m)

Double glazed window to the rear and radiator

Bedroom Three

8' 2" x 7' 1" (2.49m x 2.16m)

Double glazed window to the front and radiator

Family Bathroom

Double glazed window to the rear and side, bath with mixer taps, shower, wash hand basin, wc, extractor fan and radiator

Summer House

Skylight, power points, Bi-fold doors, spotlights to the ceiling and wood burner.

Rear And Side Garden

Paved patio, lawn, fence borders and gate access to the front





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: D

Tenure: Freehold

check out more properties at burchelledwards.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBW209178 - 0003