



Smiths Way, Water Orton BIRMINGHAM







## Property Description

Burchell Edwards are proud to offer this beautifully presented four bedroom detached property, situated in the sought after area of Water Orton (B46).

This spacious family home in brief comprises an entrance hallway, lounge, large kitchen diner, utility area with guest W/C, large conservatory, master bedroom with an en-suite, three additional bedrooms and a family bathroom.

Upon arrival you will discover off-road parking by way of a private driveway and a garage. Sat amongst many local amenities/shops it also falls within very popular area with fantastic school catchments.

The internal carries a beautiful natural light throughout and you will also find a beautiful mature rear garden with a Scandinavian BBQ hut.

We recommend that viewings are essential to gain a sense of the space and accommodation available.

## Entrance Hallway

Central heating radiator, spotlights and carpet.

## Front Garden

Block paved driveway providing off road parking and access to garage.

## Lounge

13' 7" not into bay x 13' 4" ( 4.14m not into bay x 4.06m )

Double glazed bay window to front elevation, two central heating radiators, carpet and existing pipework for gas fire.

## Guest W.C

Double glazed window to side elevation, W.C, wash hand basin, tiled flooring and central heating radiator.

## Kitchen/ Diner

18' 4" x 10' 3" ( 5.59m x 3.12m )

Door to garage, a range of wall and base units with work surface over incorporating a sink with drainer unit, double oven and grill, induction hob with extractor hood, dishwasher, central heating radiator, tiled flooring and tiling to splash prone areas.

## Utility Room

6' 5" x 5' 8" ( 1.96m x 1.73m )

Double glazed window to rear elevation, double glazed door to side elevation, space and plumbing for washing machine, tiling to splash prone areas, central heating radiator, stainless steel sink, central heating boiler and tiled flooring.

## Conservatory

17' 4" x 12' 10" ( 5.28m x 3.91m )

Double glazed windows all round, double glazed patio doors to rear elevation, laminate flooring and central heating radiator.

## Landing

Double glazed window to front elevation, carpet, airing cupboard and loft access via hatch.

## Bedroom One

12' 8" x 11' 5" ( 3.86m x 3.48m )

Double glazed window to front elevation, carpet, central heating radiator, spotlights and fitted wardrobes with mirrored sliding doors.

## En-Suite

Double glazed opaque window to side elevation, wash hand basin, W.C, shower cubicle with extractor, vinyl flooring and heated towel rail.

## Bedroom Two

9' 8" x 8' 3" ( 2.95m x 2.51m )

Double glazed window to rear elevation, laminate flooring and central heating radiator.

## Bedroom Three

8' 4" x 8' 2" ( 2.54m x 2.49m )

Double glazed window to rear elevation, central heating radiator and carpet.

## Bedroom Four

10' 7" x 8' 2" ( 3.23m x 2.49m )

Double glazed window to front elevation, laminate flooring and central heating radiator.

## Bathroom

Double glazed opaque window to rear elevation, bath with shower over, wash hand basin, W.C, vinyl flooring, tiling to walls and central heating radiator.

## Rear Garden

Patio area, gated side access to frontage, greenhouse, Scandinavian BBQ, outside tap, tress and shrubs.



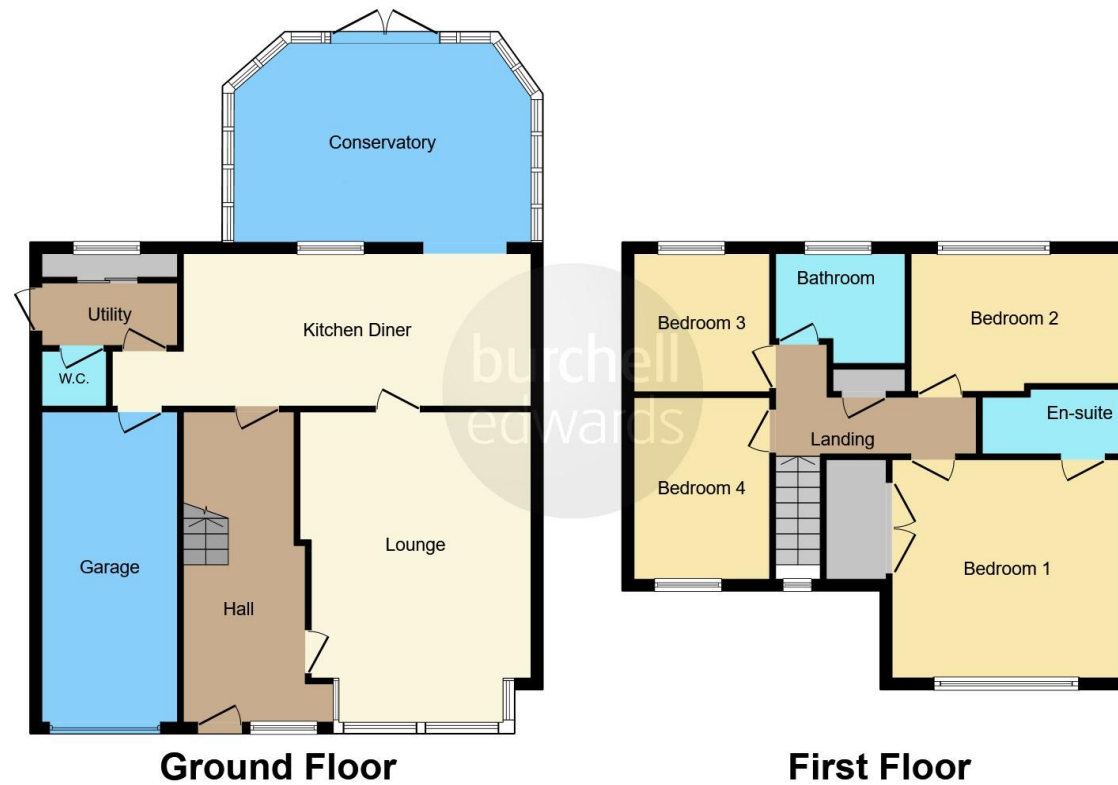












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To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Freehold

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