



The Sidings, Water Orton Birmingham





Property Description

Burchell Edwards are delighted to present this modern style, three bedroom town house situated in a sought after estate in Water Orton, Birmingham (B46).

This beautifully presented property offers plenty of space throughout and is located near many local shops, eateries and amenities. Falling within a great catchments area for local Schools and has easy access to transport links to the M42 Motorway, as well as an effortless commute into both Birmingham and Solihull Town Centres.

Spread across three storeys and briefly consisting of a lounge, modern fitted kitchen diner with integral appliances, guest W/C, home office/study, family bathroom and three bedrooms including an en-suite to the master.

Upon arrival you will also discover off-road parking by way of two allocated spaces and there is a low maintenance garden to the rear with gated side access.

Viewings are definitely recommended to appreciate the space and accommodation available

Entrance Hallway

Oak flooring and central heating radiator.

Lounge

16' 8" x 12' 5" max into recess (5.08m x 3.78m max into recess)

Double glazed window to front elevation, under stairs storage, oak flooring and electric fire place.

Kitchen/ Diner

14' max into recess x 16' 1" max (4.27m max into recess x 4.90m max)

Double glazed window and patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, four ring gas hob with extractor, integrated fridge freezer and dishwasher, space and connections for dishwasher, tiled flooring, tiling to splash prone areas, central heating boiler, central heating radiator and spotlights.

Guest W.C

W.C, wash hand basin, central heating radiator, extractor, spotlights and tiled flooring.

Landing

Carpet and cupboard housing hot water tank.

Office/ Study

4' 9" x 7' 4" (1.45m x 2.24m)

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

Bedroom Two

14' 5" x 8' 4" (4.39m x 2.54m)

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

Bedroom Three

14' 7" x 8' 3" (4.45m x 2.51m)

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

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, shower cubicle, bath, heated towel rail, extractor, spotlights, electric shaver point and Amtico flooring.

Bedroom One

21' 6" max into recess x 12' 3" max (6.55m max into recess x 3.73m max)

Double glazed window to front elevation, double glazed skylight to rear elevation, loft access via hatch, central heating radiator, carpet and two storage cupboards in eaves.

En-Suite

Double glazed skylight to rear elevation, W.C, wash hand basin, shower cubicle, heated towel rail, extractor, electric shaver point, extractor and Amtico flooring.

Rear Garden

Artificial lawn, patio area, outside tap and gated side access.

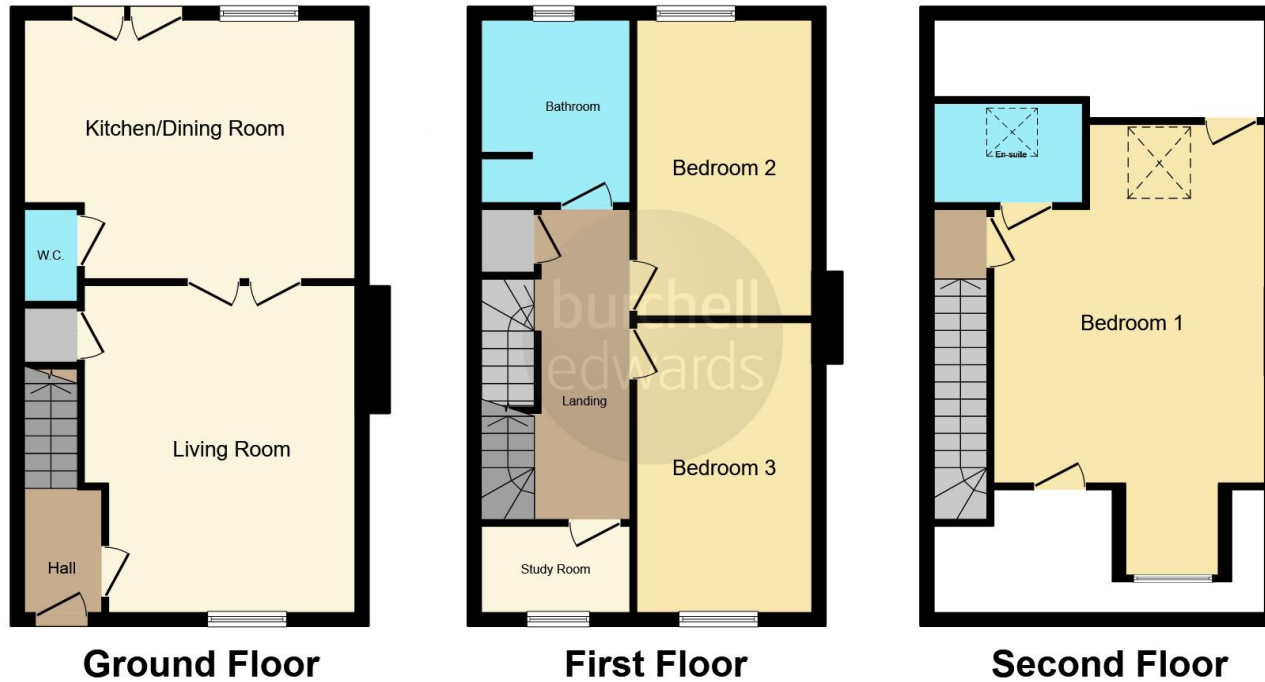
Parking

Two allocated parking spaces.









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). Powered by www.focalagent.com

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EPC Rating: B

Tenure: Freehold

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