



Weland Close, Water Orton BIRMINGHAM







## Property Description

Thoughtfully extended four bedroom semi detached home in a very popular location of Water Orton. The ground floor of the property offers modern day, family style living. There is a snug lounge, utility room with ground floor W/C but the selling point really is the wonderfully constructed kitchen/diner which has a island with its own breakfast bar, two bi-folding doors to the rear garden and a lovely seating area making it the perfect hosting kitchen. Upstairs boasts four good size bedrooms, family bathroom and a second W/C. There is plenty of off-road parking and a garage. The location is highly sought after, with good school catchments, easy motorway access and accessible local amenities.

## Entrance Porch

Double glazed windows to front and side elevations, double glazed door to front elevation, laminate flooring and access to garage.

## Entrance Hallway

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

## Lounge

10' 7" x 10' 11" into chimney recess ( 3.23m x 3.33m into chimney recess )

Double glazed window to front elevation, electric fire, carpet and two central heating radiators.

## Kitchen

17' 1" max x 23' 1" max ( 5.21m max x 7.04m max )

Two double glazed bi fold doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric hob, integrated microwave, dishwasher, tiling to splash prone areas, spotlights, laminate flooring and two central heating radiators.

## Utility Room

7' 1" x 8' ( 2.16m x 2.44m )

Laminate flooring, washing machine, W.C, wash hand basin, extractor and tiling to walls.



## Landing

Loft access, carpet and over stairs storage cupboard.

## Bedroom One

9' 6" x 10' 10" ( 2.90m x 3.30m )

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

## Bedroom Two

9' 9" x 9' 4" ( 2.97m x 2.84m )

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

## Bedroom Three

13' 1" into door recsss x 7' 2" ( 3.99m into door recsss x 2.18m )

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

## Bedroom Four

6' 3" x 7' ( 1.91m x 2.13m )

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

## Bathroom

Double glazed window to rear elevation, wash hand basin with vanity storage, W.C, shower cubicle, central heating radiator, lino flooring and spotlights.

## W.C

Double glazed window to rear elevation, W.C, wash hand basin with vanity storage and lino flooring.

## Front Garden

Tarmac driveway providing off road parking.

## Rear Garden

Decked area, artificial lawn, patio area and outside tap.

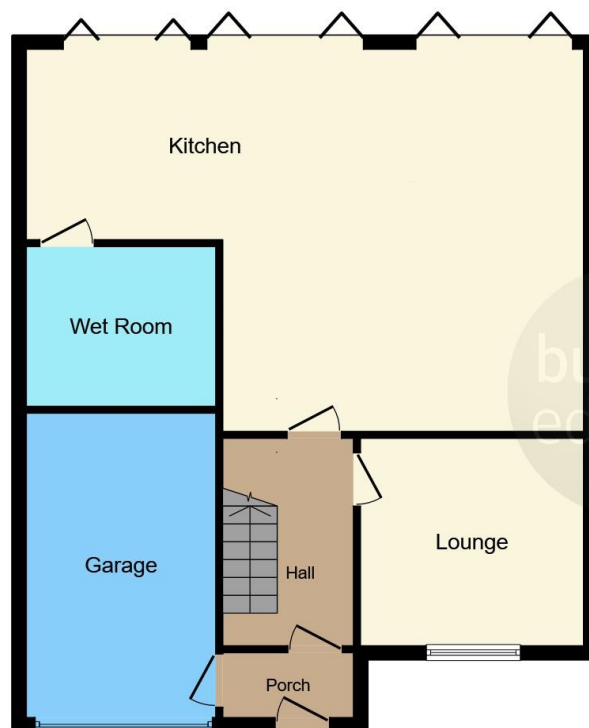












**Ground Floor**



**First Floor**

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**EPC Rating: D**

**Tenure: Freehold**

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