



Coleshill Road, Water Orton Birmingham





Property Description

Burchell Edwards are delighted to present this three bedroom semi-detached family home, situated on the sought after Colleshill Road in Water Orton (B46).

This beautifully presented property has plenty of character and is spacious throughout, perfectly located near many local shops, eateries and amenities.

Falling within a great catchments area for local Schools this property also has easy access to transport links such as the M42 Motorway and allows an effortless commute into both Birmingham and Solihull Town Centres.

Extended to the ground floor and briefly consisting of two reception rooms, a fitted kitchen, guest w/c, a family bathroom and three bedrooms.

Upon arrival you will also discover off-road parking by way of a private driveway and to the rear a generously sized garden with gated rear access, mostly laid to lawn.

We recommend that viewings are encouraged to appreciate the space and accommodation available and we anticipate a high viewing interest.

Reception Room One

13' 9" max into bay x 16' 6" max into recess (4.19m max into bay x 5.03m max into recess)
Double glazed bay window to front elevation, central heating radiator, vinyl flooring and cupboard housing meters.

Reception Room Two

14' 2" x 11' 7" max into chimney recess (4.32m x 3.53m max into chimney recess)
Double glazed windows to rear and side elevations, central heating radiator and carpet.

Kitchen

20' 3" max x 7' 4" max (6.17m max x 2.24m max)
Double glazed patio doors to rear elevation, double glazed window to side elevation, a range of wall and basw units with work surface over incorporating a sink with drainer unit, five ring gas hob with extractor hood, grill with double oven, space and plumbing for dishwasher and washing machine, tiling to splash prone areas, tiled flooring, pantry, central heating boiler and central heating radiator.

Guest W.C

Double glazed window to rear elevation, .WC, wash hand basin and tiled flooring.

Lobby

Under stairs storage cupboard and carpet.

Landing

Loft access via hatch, central heating radiator and carpet.

Bedroom One

12' 1" x 11' 7" max into recess (3.68m x 3.53m max into recess)

Two double glazed windows to front elevation, central heating radiator and carpet.

Bedroom Two

10' 4" x 8' 9" max into chimney recess (3.15m x 2.67m max into chimney recess)

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

Bedroom Three

9' 10" x 7' 4" max into recess (3.00m x 2.24m max into recess)

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

Bathroom

Double glazed window to side elevation, W.C, wash hand basin, bath with rainfall shower over, verticle wall radiator, tiled flooring, tiling to splash prone areas and spotlights.

Front Garden

Tarmac driveway providing off road parking.

Rear Garden

Two patio areas, lawned area, summer house, outside tap and gated side access to frontage.









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

To view this property please contact Burchell Edwards on

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EPC Rating: Awaited

Tenure: Freehold

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