



Mytton Road  
Water Orton Birmingham





# Mytton Road Water Orton Birmingham B46 1TN

for sale offers over  
**£425,000**



## 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 of an entrance hallway, lounge, large kitchen, dining room, utility area with guest W/C, 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. Set 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.

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

## Entrance Hallway

Door to front elevation, central heating radiator and carpet.

## Lounge

16' 7" into bay x 13' 6" ( 5.05m into bay x 4.11m )  
Double glazed bay window to front elevation and gas fire.

## Dining Room

10' 9" x 10' 4" ( 3.28m x 3.15m )  
Double glazed patio doors to rear elevation, central heating radiator, carpet and access to lounge.

## Kitchen

10' 8" max x 14' 3" max ( 3.25m max x 4.34m max )  
Two double glazed windows to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, double electric oven, gas hob, cooker hood, pantry, tiling to splash prone areas, laminate flooring and central heating radiator.

## Utility Room

5' 8" x 7' 5" ( 1.73m x 2.26m )  
Double glazed door to side elevation, access to garage, central heating radiator, laminate flooring, washing machine and sink with drainer unit.

## Landing

Carpet.

## Bedroom One

12' into door recess x 13' 5" max ( 3.66m into door recess x 4.09m max )

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

## En-Suite

Double glazed window to front elevation, W.C, wash hand basin, shower cubicle, heated towel rail and fully tiled walls.

## Bedroom Two

9' 1" max x 12' 5" max ( 2.77m max x 3.78m max )

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

## Bedroom Three

13' 3" x 7' 9" ( 4.04m x 2.36m )

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

## Bedroom Four

9' 9" x 6' 1" ( 2.97m x 1.85m )

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

## Bathroom

Double glazed window to side elevation, W.C, wash hand basin with vanity unit, bath, shower, fully tiled walls and airing cupboard.

## Ground Floor W.C

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

## Rear Garden

Block paved patio, lawned area, gated side access to frontage, shrubs, plants, outdoor sockets and outdoor tap.

## Garage

16' 5" x 8' max ( 5.00m x 2.44m max )

Up and over door, central heating boiler, power, lighting and access into utility room.













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To view this property please contact Burchell Edwards on

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**EPC Rating: Awaited**

Tenure: Freehold

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