



Water Orton Road, Birmingham



Water Orton Road, Birmingham B36 9HE

for sale offers in excess of
£325,000



Property Description

Burchell Edwards are happy to offer this well presented four bedroom semi-detached family home. This property is located on a popular road in the sought after area of Castle Bromwich. The location give you great access to local amenities, good school catchments and easy access to motorways such as the M6 and M42 with the lovely village of Water Orton just up the road.

The property itself has been tastefully extended providing the perfect family living space with a large through lounge along with kitchen/diner. The extension also provides a fourth bedroom with access to a wet room suitable for downstairs living.

Upstairs is your typical three bedrooms and a modern shower room.

Entrance Porch

Double glazed door to front elevation, double glazed windows to front and side elevations and carpet.

Entrance Hallway

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

Lounge

33' 10" max into bay x 10' 1" max (10.31m max into bay x 3.07m max)

Double glazed bay window to front elevation, double glazed patio doors to rear elevation, central heating radiator, carpet and gas fire.

Kitchen/ Diner

35' max x 12' 9" max (10.67m max x 3.89m max)
Three double glazed windows to side elevation, doors to garden and side passage, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas cooker, space and plumbing for washing machine, cooker hood, tiled flooring, tiling to splash prone areas, central heating radiator and spotlights.

Landing

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

Bedroom One

12' 9" into bay x 10' 1" (3.89m into bay x 3.07m)
Double glazed bay window to front elevation, central heating radiator, carpet and fitted wardrobes.

Bedroom Two

13' 1" into bay x 10' 1" (3.99m into bay x 3.07m)
Double glazed bay window to rear elevation, central heating radiator and carpet.

Bedroom Three

6' 4" x 5' 7" (1.93m x 1.70m)
Double glazed bay window to front elevation, central heating radiator and carpet.

Bedroom Four

11' 10" x 12' 9" (3.61m x 3.89m)
Double glazed window to side elevation, double glazed patio doors to rear elevation, central heating radiator and carpet.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin with vanity unit, shower cubicle, heated towel rail, fully tiled, spotlights and extractor fan.

Wet Room

Shower, W.C, wash hand basin, extractor fan, fully tiled walls and wet room flooring.

Front Garden

Block paved driveway providing off road parking, rear access and lawned area.

Rear Garden

Paved patio, lawned area, shrubs and plants.









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: Awaited

Tenure: Freehold

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