



Minworth Road, Water Orton Birmingham

burchell
edwards

Minworth Road, Water Orton Birmingham B46 1NH

for sale offers over
£280,000



Property Description

Burchell Edwards are pleased to offer an opportunity to own a unique property with plenty of potential. This stunning two bedroom home is situated on a large plot which offers plenty of parking, garden space, extension opportunity (STPP) or even to be separated for a small build (STPP).

The home itself is stunning throughout and has been done to a high standard. Downstairs has a main lounge which is bright, airy and flows through to a modern, high gloss kitchen with a breakfast bar style island. Upstairs has two double bedrooms and fully modernised family bathroom.

You are within walking distance to Water Orton village which offers great services such as the local train station, plenty of shops and restaurants along with being a short drive to both the M42 & M6 for commuting.

Entrance Porch

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

Lounge

16' 2" into bay x 14' 1" max (4.93m into bay x 4.29m max)

Double glazed bay window to front elevation, window bench, two central heating radiators, laminate flooring and stairs to first floor accommodation.

Kitchen

8' 11" x 14' 1" (2.72m x 4.29m)

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, electric oven and hob, cooker hood, space and plumbing for washing machine, laminate flooring, central heating radiator, breakfast island and pantry.

Landing

Loft access, carpet and airing cupboard.

Bedroom One

9' 7" x 14' 2" (2.92m x 4.32m)

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

Bedroom Two

12' 10" x 8' (3.91m x 2.44m)

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

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, shower cubicle, bath, heated towel rail, spotlights, laminate flooring and tiling to splash prone areas.

Front Garden

Lawned area and pathway to front door.

Rear Garden

Block paved patio area, lanwed area, outside tap, outside sockets, side access to frontage and storage shed with power.









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: D

Tenure: Freehold

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