



The Sidings, Water Orton BIRMINGHAM



Property Description

Burchell Edwards are delighted to present this stunning end of terraced property, ideal for many types of buyers. As you enter the property, you will be greeted by a spacious reception room with high ceilings giving the perception of space from the get go.

Moving through to the open-plan kitchen, you will be greeted by a clean and modern space perfect for entertaining guests. The kitchen truly is the heart of this home and opens out to the unique rear garden

Upstairs, the property boasts two bedrooms. The master bedroom is a spacious room with high ceilings, whilst the second being another good size double room. The Bathroom is large and stylish with its neutral colours appealing to everyone.

This home benefits from plenty of natural light, creating a warm and cosy living space throughout.

Outside, this plot is unique with a well-maintained, wrap round garden, providing a peaceful and tranquil space to relax. A unique feature of this property is the private road it is situated on, offering privacy and seclusion. In addition, there are two allocated parking spaces, ensuring convenience for residents.

Located within minutes of the Water Orton to New Street train line, this property benefits from excellent public transport links. It is also in close proximity to nearby schools, local amenities, and a strong local community.

Lounge

13' 10" x 13' 6" max (4.22m x 4.11m max)
Door to front elevation, double glazed window to front elevation, central heating radiator and under stairs storage.

Kitchen/ Diner

10' 9" x 13' 6" (3.28m x 4.11m)
Double glazed windows to rear and side elevations, double glazed door to garden, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, integrated fridge freezer and washing machine, tiled flooring and central heating radiator.

Landing

Loft access, airing cupboard and carpet.

Bedroom One

9' 9" x 13' 6" max (2.97m x 4.11m max)

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

Bedroom Two

7' 5" x 13' 6" (2.26m x 4.11m)

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

Bathroom

Double glazed window to side elevation, bath with shower over, W.C, wash hand basin, extractor, central heating radiator, tiled flooring and tiling to splash prone areas.

Front Garden

Two parking spaces.

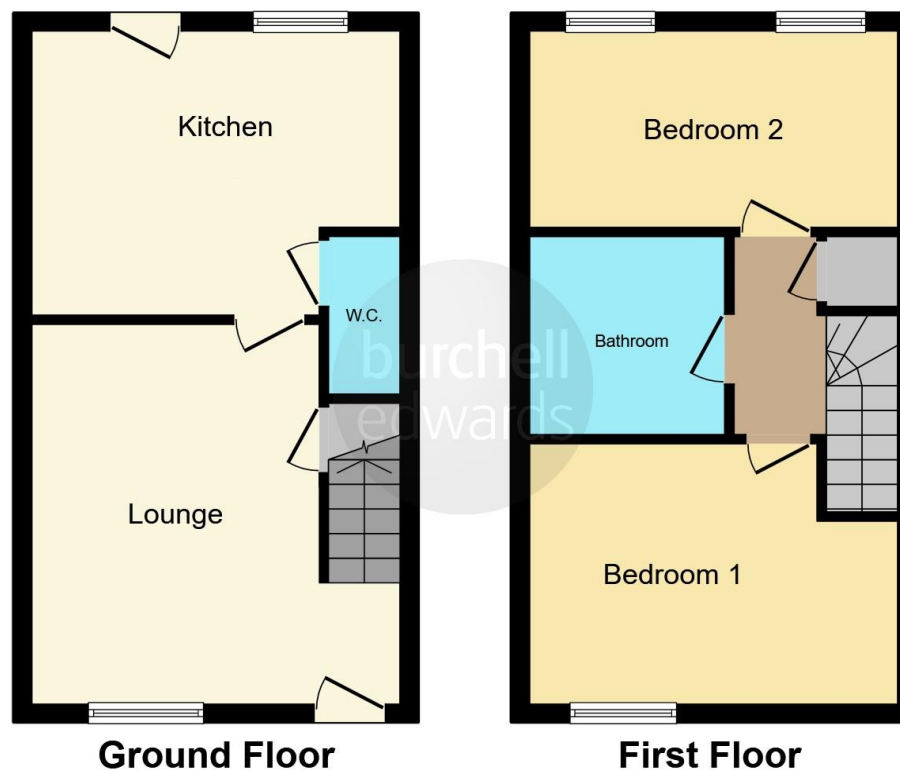
Rear Garden

Paved patio, astro turf, outside tap and 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

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EPC Rating: B

Tenure: Freehold

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