



Overton Drive, Water Orton Birmingham





## Property Description

Burchell Edwards are delighted to offer this extended three-bedroom semi-detached family home, situated in the very sought after area of Water Orton (B46).

The property has been well-maintained throughout and briefly comprises an entrance porch, hallway, two reception rooms, fitted kitchen, utility, three bedrooms and a family shower room.

Upon arrival you will discover ample off-road parking by-way-of a block paved driveway and garage and to the rear a mature private garden with fenced borders.

The property sits in a quiet cul-de-sac, in a village location and is within easy reach of all local amenities, great school catchments and frequent transport link such as Water Orton Train Station just a short 0.4 miles away/ 5-10 minute walk.

Additional benefits include gas central heating radiators throughout and double glazing. Viewings are recommended to appreciate the space and accommodation available.

## Entrance Porch

Double glazed windows to front and side elevations, door to front elevation, tiled flooring and door into:

## Entrance Hallway

Stairs to first floor accommodation, carpet, central heating radiator, under stairs storage cupboard and cupboard housing meters.

## Reception Room One

11' 10" x 11' 10" max into chimney recess ( 3.61m x 3.61m max into chimney recess )  
Double glazed bay window to front elevation, central heating radiator, electric fire and carpet.

## Reception Room Two

21' 4" x 10' 8" max into recess ( 6.50m x 3.25m max into recess )  
Double glazed sliding patio doors to rear elevation, double glazed window to side elevation, two central heating radiators, electric fire and carpet.

## Kitchen

13' 5" max x 7' 6" ( 4.09m max x 2.29m )  
Double glazed window to rear elevation, door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, electric hob with extractor hood, tiling to splash prone areas, central heating radiator and tiled flooring.



## Utility Room

11' 2" x 7' 2" ( 3.40m x 2.18m )

Double glazed window to rear elevation, door to rear elevation, a range of wall and base units, sink with drainer unit, tiled flooring, central heating boiler, space and plumbing for washing machine.

## Landing

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

## Bedroom One

14' 10" max into bay x 10' 9" max into wardrobe ( 4.52m max into bay x 3.28m max into wardrobe )

Double glazed bay window to front elevation, central heating radiator, carpet and fitted wardrobes with sliding doors.

## Bedroom Two

13' 5" x 10' 9" max into wardrobe ( 4.09m x 3.28m max into wardrobe )

Double glazed window to rear elevation, central heating radiator, carpet and fitted wardrobes with sliding doors.

## Bedroom Three

8' 2" x 7' 7" ( 2.49m x 2.31m )

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

## W.C

Double glazed window to side elevation, W.C and vinyl flooring.

## Shower Room

Double glazed window to rear elevation, wash hand basin with storage units, shower cubicle, airing cupboard, central heating radiator, vinyl flooring and tiling to splash prone areas.

## Front Garden

Block paved driveway providing off road parking and access to garage.

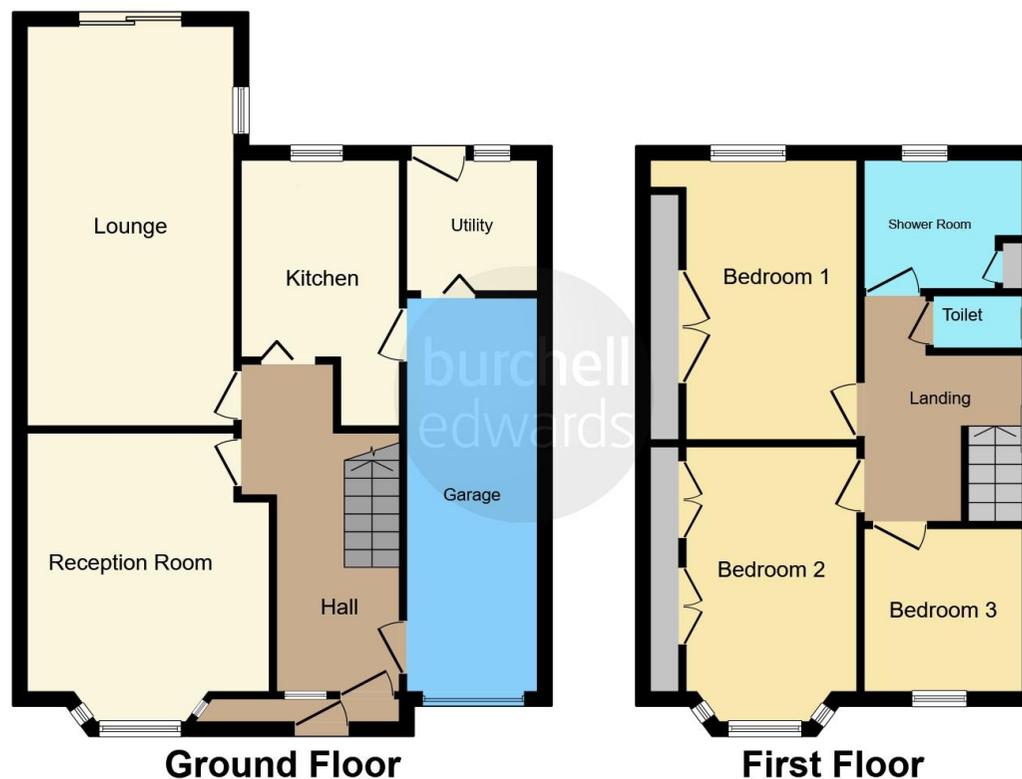
## Rear Garden

Patio area, lawned area, trees, shrubs, storage shed, outside tap, plant beds and fencing to all boundaries.









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](http://www.focalagent.com)

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EPC Rating: Council Tax  
 Awaited Band: D

Tenure: Freehold

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