



Water Orton Road, Birmingham

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Property Description

Burchell Edwards are delighted to present this beautiful family home with plenty of potential. Ideal for the modern-day family, this traditional 1950's semi has all you could possibly want, as you enter the property, you will be greeted by a spacious hallway which leads to two reception rooms and the kitchen. There is a further extension to the rear which provides an extra living space amongst a utility area with access to ground floor W/C and shower.

Upstairs, the property boasts two double bedrooms and one single. The Bathroom is modern and stylish with its neutral colours appealing to everyone.

This home has plenty of scope for extension (STPP) with a sizable side garage, good size rear garden and spacious loft space.

Outside, this plot is unique with a rear garden that is completely private from the rear and not overlooked and backs onto playing fields, providing a peaceful and tranquil space to relax. In addition, there is a driveway and garage for parking with a front lawn giving curb appeal.

Entrance Porch

Door to front elevation, double glazed windows to front and side elevations, tiled flooring.

Entrance Hallway

Door to front elevation, central heating radiator, stairs to first floor accommodation and carpet.

Lounge

12' 11" x 11' into chimney recess (3.94m x 3.35m into chimney recess)

Double glazed patio doors to conservatory, central heating radiator, carpet and electric fire.

Dining Room

3' 6" into bay x 12' 2" into chimney recess (4.11m into bay x 3.71m into chimney recess)

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

Kitchen

10' x 7' 10" (3.05m x 2.39m)

A range of wall and base units with work surface over incorporating a sink with drainer unit, double electric oven, gas hob, plumbing for dishwasher, tiling to splash prone areas, central heating radiator, carpet and storage pantry.

Utility Room

12' 9" x 7' 4" (3.89m x 2.24m)

Double glazed window to rear elevation, access to garden and garage, washing machine, sink with drainer unit and carpet.

Reception Room

8' 5" x 15' 9" (2.57m x 4.80m)
Double glazed windows to rear and side elevations and carpet.

Landing

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

Bedroom One

13' 10" into bay x 11' 3" into wardrobes (4.22m into bay x 3.43m into wardrobes)
Double glazed bay window to front elevation, central heating radiator, carpet and fitted wardrobes.

Bedroom Two

13' x 11' 7" into wardrobes (3.96m x 3.53m into wardrobes)
Double glazed window to rear elevation, central heating radiator, carpet, fitted wardrobes and vanity sink.

Bedroom Three

7' 9" x 7' 11" (2.36m x 2.41m)
Double glazed window to front elevation, central heating radiator and carpet.

Bathroom

Double glazed window to rear elevation, bath, shower cubicle, vanity wash hand basin, spotlights, central heating radiator, carpet and tiling to splash prone areas.

Separate W.C

Double glazed window to side elevation, W.C, carpet, airing cupboard and tiling to splash prone areas.

Downstairs W.C

Accessed via utility room. W.C, wash hand basin and carpet.

Downstairs Shower Room

Accessed via utility room. Shower cubicle and carpet.

Front Garden

Paved driveway providing off road parking, lawned area, shrubs and plants.

Rear Garden

Paved patio, lawned area, outside tap, shrubs and plants.

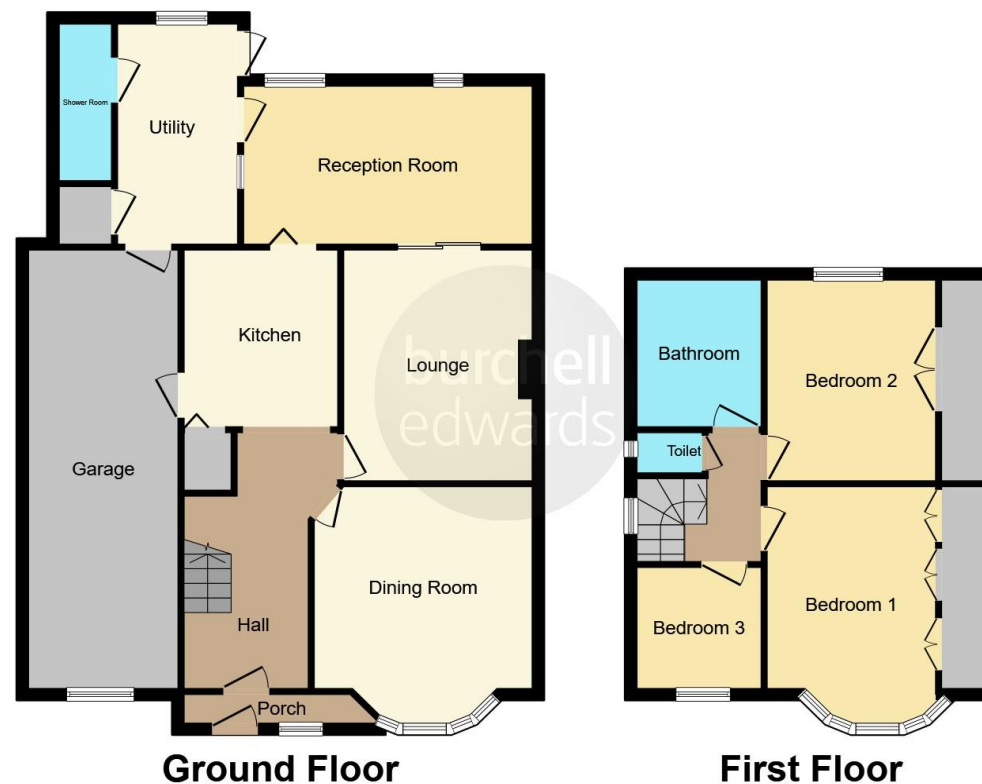
Garage

29' 6" x 7' 9" max (8.99m x 2.36m max)
Electric up and over door to front elevation, power, lighting, central heating boiler, access to utility room and kitchen.









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: Council Tax
 Awaited Band: D

Tenure: Freehold

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Property Ref: CBW210471 - 0008