



Orton Close, Water Orton, Birmingham

Orton Close, Water Orton, Birmingham, B46 1SY

for sale offers over
£80,000



Property Description

Burchell Edwards are delighted to present this one bedroom flat situated in a superb location in Water Orton (B46). The property would be an ideal purchase for a first time buyer or landlord as it will be sold with no upward chain.

Located in a quiet cul-de-sac just a stones throw from Water Orton Train Station, in brief this flat comprises an open plan lounge and kitchen area, a double bedroom and bathroom.

Sit within close proximity to many local transport links, school catchments and shops/eateries, commuters will be well aided to reach both Birmingham or Solihull Town Centres.

Viewings are essential to gain a sense of the space and accommodation available.

Open Plan Kitchen/ Lounge

Double glazed windows to front and rear elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, four ring gas hob with extractor hood, oven and grill, space and plumbing for washing machine, tiling to splash prone areas, half carpet and half laminate flooring.

Lounge Area

12' 4" x 18' 3" (3.76m x 5.56m)

Kitchen Area

10' 2" x 6' 4" (3.10m x 1.93m)

Bedroom

14' 4" x 10' 2" (4.37m x 3.10m)

Double glazed window to front elevation and laminate flooring.

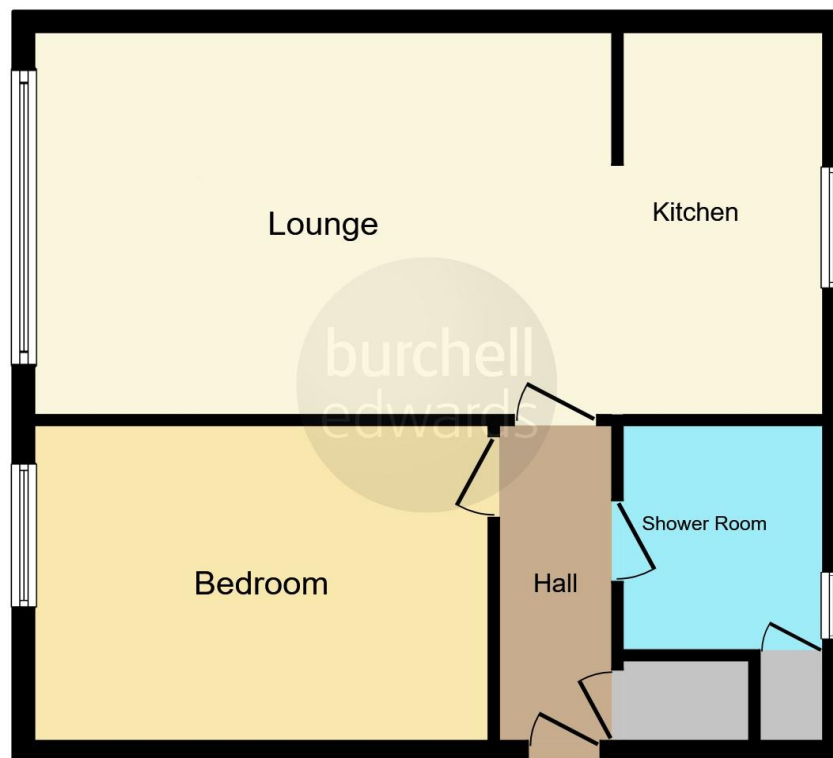
Shower Room

Double glazed window to side elevation, bath with shower over, wash hand basin and W.C.









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

To view this property please contact Burchell Edwards on

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2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: C

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/CBW209169

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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