



**Overton Drive, Water Orton Birmingham B46 1QL**



**welcome to**

## **Overton Drive, Water Orton Birmingham**

**\*\* DO NOT MISS OUT \*\* RARE OPPORTUNITY \*\* LARGE FAMILY HOME \*\* VILLAGE LOCATION \*\* BEAUTIFULLY PRESENTED \*\* FOUR BEDROOMS \*\*  
MASTER BEDROOM WITH EN SUITE \*\* RECEPTION ROOM (CONVERTED GARAGE) \*\* LOUNGE DINER \*\* DRIVEWAY \*\* GARDEN \*\* SUBSTANTIALLY  
EXTENDED \*\* CALL 0121 747 4722 TO VIEW \*\***



## Driveway

Approached via driveway through double glazed door into porch

## Entrance Porch

Double glazing to front and side, ceiling light point, laminate flooring and door to into hallway.

## Hallway

Doors to lounge and kitchen, coving and radiator.

## Lounge/Diner

28' 6" into bay x 12' max ( 8.69m into bay x 3.66m max )  
Double glazed bay window to front, one radiator, two ceiling light points, coving, double glazed doors to rear.

## Reception Room 2

18' 11" x 6' ( 5.77m x 1.83m )  
Double glazed bay window to front, one radiator, spotlights, laminate flooring.

## Kitchen

19' max x 15' max ( 5.79m max x 4.57m max )  
Double glazed bow window to rear, double glazed door to garden, one radiator, four ceiling light points, fitted with a range of cupboard drawers and base units, work surfaces, one and half porcelain sink and drainer, range cooker, integrated dishwasher, tiled splashback and tiled floor.

## Landing

Double glazed window to side, loft access and ceiling light point.

## Bedroom One

15' into bay x 10' 11" ( 4.57m into bay x 3.33m )  
Double glazed bay window to front, one radiator, ceiling light point fitted wardrobes and coving.

## Ensuite

Shower cubicle, low level w.c., vanity sink, wall mounted central heating boiler, spotlights, double glazed window to side.

## Bedroom Two

13' x 10' 1" ( 3.96m x 3.07m )  
Double glazed bow window to rear, one radiator, ceiling light point, coving and fitted wardrobes

## Bedroom Three

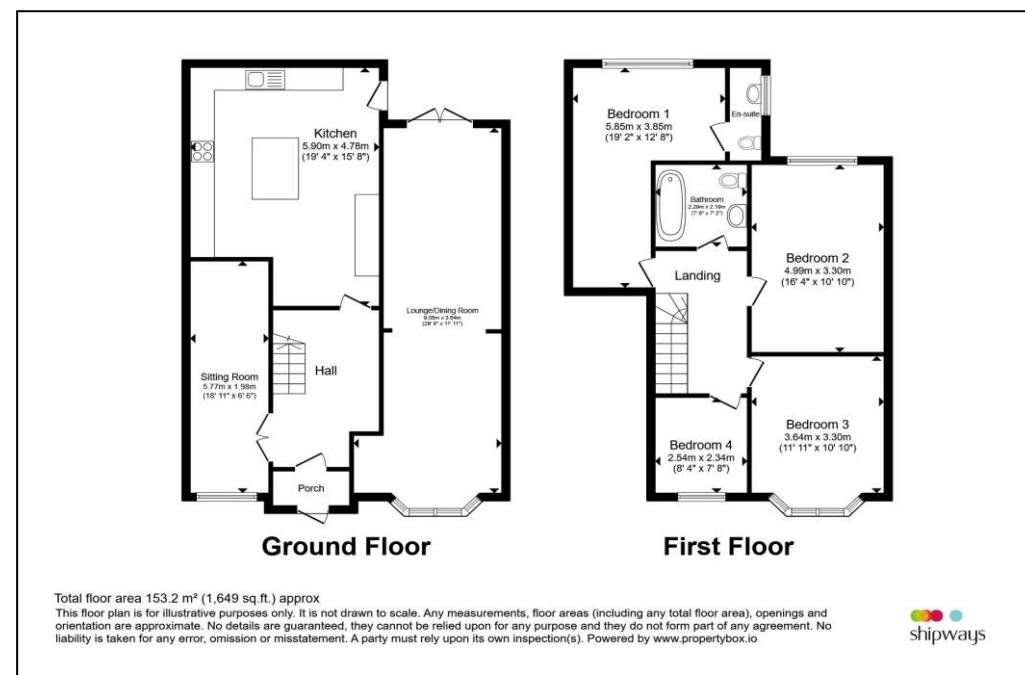
19' max x 11' max ( 5.79m max x 3.35m max )  
Double glazed window to rear, one radiator, two ceiling light points, loft access and door to ensuite.

## Bedroom Four

8' x 7' ( 2.44m x 2.13m )  
Double glazed window to front, one radiator, ceiling light point and coving.

## Family Bathroom

Panelled bath with shower over, low level w.c., vanity sink unit, heated towel rail radiator, storage cupboard and tiled walls and floor, spotlights to ceiling.



view this property online [shipways.co.uk/Property/CAB108655](http://shipways.co.uk/Property/CAB108655)



welcome to

## Overton Drive, Water Orton Birmingham

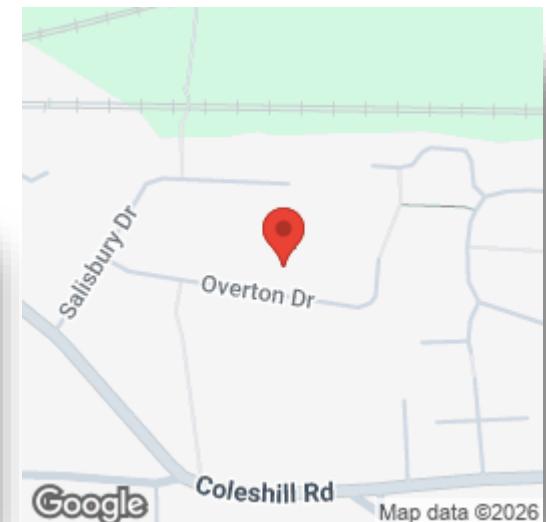
- SEMI DETACHED
- FOUR BEDROOMS
- EXTENDED
- RECEPTION ROOM (CONVERTED GARAGE)
- MASTER BEDROOM WITH EN SUITE

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers over

**£425,000**



view this property online [shipways.co.uk/Property/CAB108655](http://shipways.co.uk/Property/CAB108655)

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
CAB108655 - 0008



**0121 747 4722**



castlebromwich@shipways.co.uk



258 Chester Road, Castle Bromwich,  
BIRMINGHAM, West Midlands, B36 0JE



**shipways.co.uk**