



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

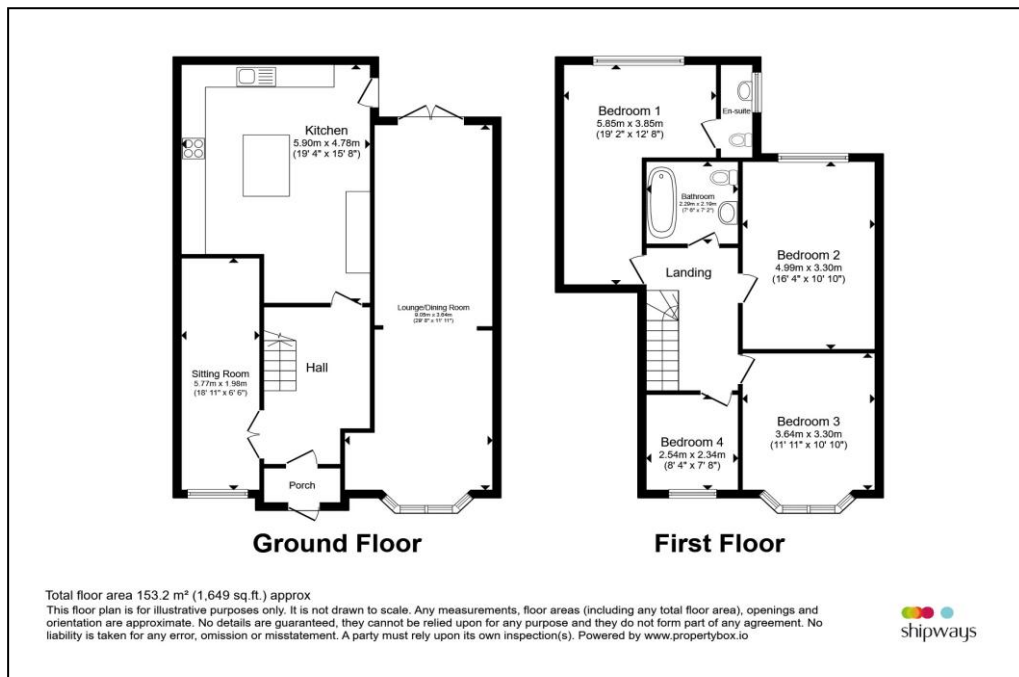
19' max x 11' max (5.79m max x 3.35m max)
Double glazed window to rear, one radiator, two ceiling light points, loft access and door to ensuite.

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.



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- 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
CAB108655 - 0008

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