



Woodlands Avenue, Water Orton, Birmingham

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### Property Description

Burchell Edwards are delighted to present this three bedroom semi-detached family home, situated in the sought after village location of Water Orton (B46).

This well presented property has been very wonderfully maintained by the current owner, offering plenty of space throughout, versatile living accommodation and is perfectly located near many local shops, eateries and amenities.

Falling within a great catchments area for local Schools this property also has easy access to transport links such as the M42 Motorway and allows an effortless commute into both Birmingham and Solihull Town Centres.

The property in brief consists of two reception rooms, a fitted kitchen, guest WC, utility area, family bathroom and three bedrooms.

Upon arrival you will also discover off-road parking, plentiful for multiple vehicles, by way of a private driveway and integral garage. To the rear a generously sized mature garden, perfect for a quiet retreat especially in the warmer seasons.

We recommend that viewings are encouraged to appreciate the space and accommodation available and we anticipate a high viewing interest.

### Entrance Porch

Double glazed surround.

### Entrance Hallway

Stairs to first floor accommodation, central heating radiator, and carpet.

### Lounge

Double glazed window to front elevation, central heating radiator, carpet, feature fire place.

### W.C

Two double glazed windows to rear elevation, tiled flooring, W.C, wash hand basin.

### Kitchen

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, electric hob, storage cupboard, central heating radiator, vinyl flooring and cupboard housing meters.

### Dining Room

Double glazed sliding patio doors to rear elevation, central heating radiator, carpet and door to kitchen.

### Utility Room

Double glazed windows to side elevation, double glazed door to rear elevation, door to W.C, central heating radiator, storage cupboard, door to garage, tiled flooring, space and plumbing for washing machine.

## Landing

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

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three

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

## Bathroom

Double glazed windows to side and rear elevation, W.C, wash hand basin, shower cubicle, panelled bath, vinyl flooring, central heating radiator, spotlights and tiling to walls.

## Front Garden

Lawned area and driveway providing off road parking.

## Rear Garden

Patio area, lawned area, outside tap, timber storage shed, gated side access to frontage, summer house and fencing to all boundaries.

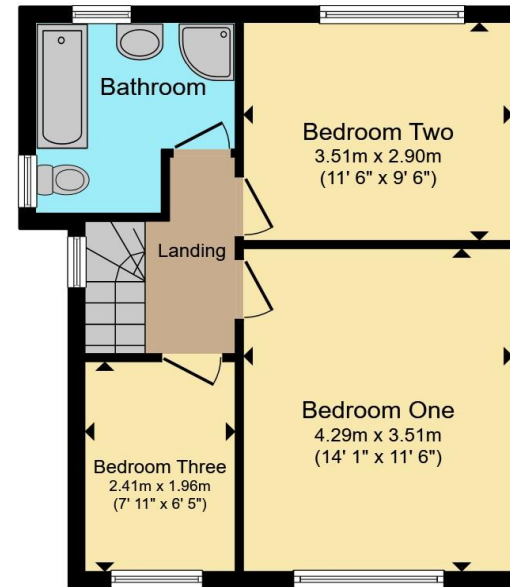








**Ground Floor**



**First Floor**

Total floor area 109.4 m<sup>2</sup> (1,178 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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