



27 Water Orton Road, Birmingham, B36 9ER

Offers over £525,000

Situated on the highly sought-after Water Orton Road in Castle Bromwich, this traditional four-bedroom detached family home offers spacious and versatile accommodation throughout, making it an ideal purchase for families.

The property is set back from the road and benefits from ample off-road parking for multiple vehicles, together with a garage. Internally, the accommodation comprises three well-proportioned reception rooms, offering flexible space for family living and dining. The fitted kitchen is complemented by a utility area, while the attractive garden room provides additional living space with views over the rear garden. A convenient downstairs WC completes the ground floor accommodation. To the first floor, there are four generous bedrooms. The family bathroom is complemented by a separate WC, adding convenience for busy households. Outside, the property enjoys a private rear garden with lawned area and mature foliage. Combining traditional character with spacious accommodation and a desirable location, this detached property presents a fantastic opportunity to acquire a family home within easy reach of local amenities, schools and transport links.

Approach

Via block paved driveway providing ample off road parking.



Entrance Hallway

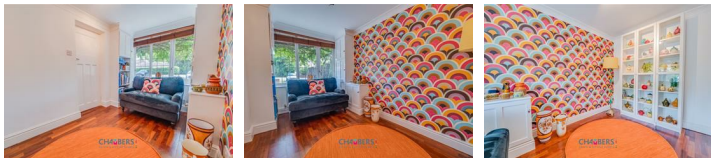
Original door to front, slate flooring in porch, original renovated oak flooring in hallway, single glazed window to front with stained glass, stairs to first floor accommodation, under stairs storage, radiator and ceiling light point.



Reception One (Snug)

6'11 x 11'4 (2.11m x 3.45m)

Double glazed window to front, storage cupboard, radiator and ceiling light point.



Reception Two

10'10 x 16'4 into bay (3.30m x 4.98m into bay)

Double glazed bay window to front, clear view multi fuel burner, radiator and ceiling light point.



Reception Three

17'0 x 11'7 (5.18m x 3.53m)

Double glazed bay window to rear, double glazed door to rear, radiator, feature fireplace, two wall light points and ceiling light point



Kitchen

9'1 max x 16'8 into recess (2.77m max x 5.08m into recess)

Double glazed French doors and window to rear, door to side, wall base and drawer units, sink with drainer and mixer tap, soak for cooker, extractor hood, granite worktops, integrated dishwasher and fridge freezer, larder, microwave, plinth heater and spotlights to ceiling,



Side Porch

Double glazed sliding doors to side, access to utility and wall light point,



Downstairs W/C

Double glazed window to side, low level W/C, hand wash basin, radiator and two ceiling light points.



Utility

6'10 x 3'11 (2.08m x 1.19m)

Space for utilities, hand wash basin, wall mounted central heating boiler and ceiling light point.



W/C

Double glazed window, low level W/C and ceiling light point.



Landing

Single glazed window to side, loft access with new ladder, radiator and ceiling light point.

Bedroom One

16'3 max x 10'11 (4.95m max x 3.33m)

Double glazed window to front, two radiators and ceiling light point.



Bathroom

Double glazed obscured window to front, hand wash basin, original 1930's bath re-enamelled with shower over, airing cupboard, radiator and ceiling light point.



Bedroom Two

17'00 into bay x 11'11 max (5.18m into bay x 3.63m max)

Double glazed bay window to rear, radiator and two ceiling light points.



Garden Room

9'00 x 9'5 (2.74m x 2.87m)

Double glazed French Doors and windows to front and spotlights to ceiling.



Bedroom Three

9'2 x 10'9 (2.79m x 3.28m)

Double glazed window to rear, sink with mixer tap, radiator and ceiling light point.



Garage

18'4 x 9'4 (5.59m x 2.84m)

Electric roller door, electric points and ceiling light point,

Rear Garden

Apple and plum fruit trees, paved patio area, area laid to lawn, mature foliage, outbuilding and enclosed to neighbouring boundaries.



Bedroom Four

7'7 x 9'11 (2.31m x 3.02m)

Double glazed window to front, radiator and ceiling light point.

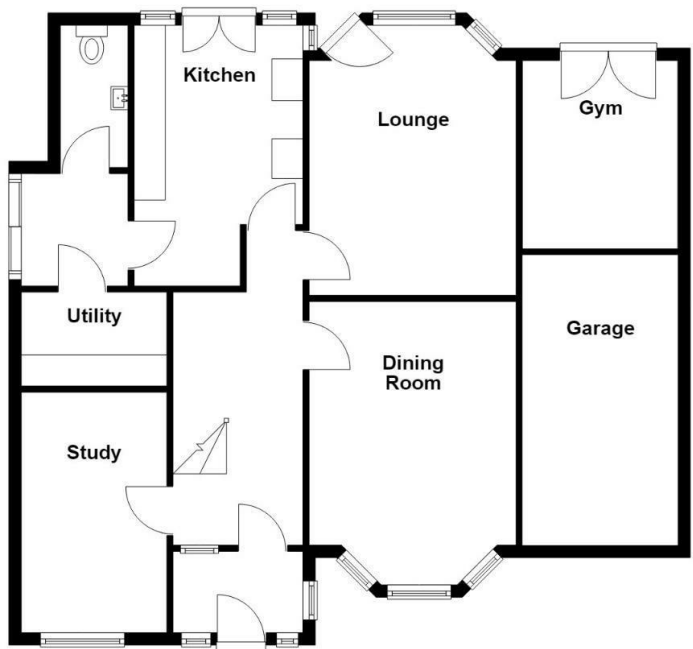
Further Information

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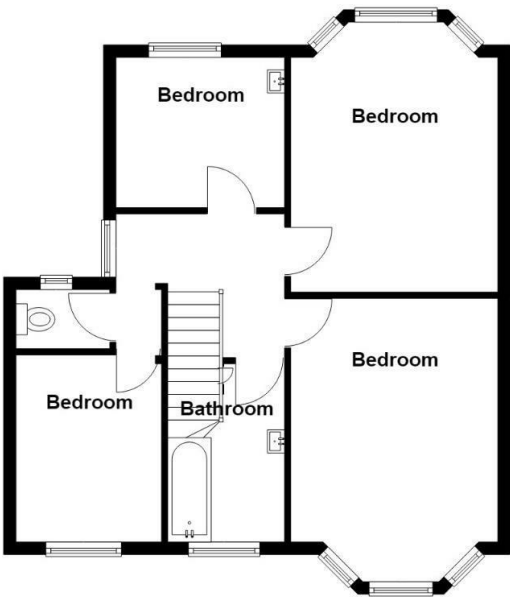
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - E
EPC Rating - D

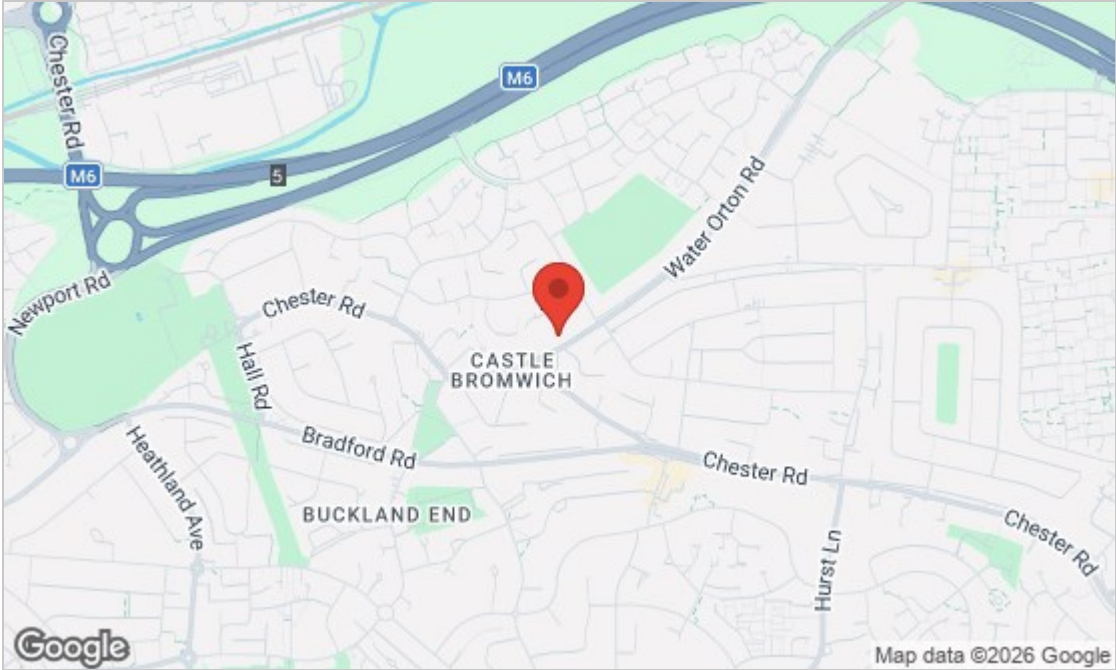
Ground Floor
Approx. 994.7 sq. feet



First Floor
Approx. 613.1 sq. feet



Total area: approx. 1607.9 sq. feet



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.