



## 7 Weland Close, Birmingham, B46 1RH

**£375,000**

We're delighted to present this beautifully extended four-bedroom semi-detached home, ideally located in the highly sought-after village of Water Orton.

This impressive property offers generous living space throughout, making it perfect for growing families or those looking for extra room to work and relax. The thoughtful extension enhances both the ground floor living areas and overall functionality, creating a welcoming and versatile home environment.

Situated just a short distance from local shops and everyday amenities, the property also benefits from excellent transport links, with the nearby train station providing convenient access to surrounding towns and cities—ideal for commuters.

## Approach

Via tarmaced driveway with off road parking



## Porch

Double glazed windows to front and side, double glazed door to side and access to garage.

## Entrance Hallway

Double glazed window and door to front, stairs to first floor accommodation, radiator and ceiling light point.



## Lounge

10'7 x 10'11 into chimney recess (3.23m x 3.33m into chimney recess)

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



## Kitchen Diner

17'1 max x 23'1 max (5.21m max x 7.04m max)

Extended kitchen diner, Two double glazed bi fold doors to rear, wall base and drawer units, sink with drainer and mixer tap, island with electric hob and integrated double oven with extractor over, integrated microwave and dishwasher, breakfast bar, two radiators and spot lights to ceiling.



## Utility

7'1 x 8'0 (2.16m x 2.44m)

Washing machine, low level w/c, hand wash basin and ceiling light point.



## Landing

Loft access, over stairs storage cupboard and ceiling light point.

## Bedroom One

9'6 x 10'10 (2.90m x 3.30m)

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



## Bedroom Two

9'9 x 9'4 (2.97m x 2.84m)

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



## Bedroom Three

13'1 into door recess x 7'2 (3.99m into door recess x 2.18m)

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



## Bedroom Four

6'3 x 7'0 (1.91m x 2.13m)

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



## Bathroom

Double glazed obscured window to rear, low level w/c, hand wash basin with vanity storage, panel bath with shower over, radiator and spot lights to ceiling.



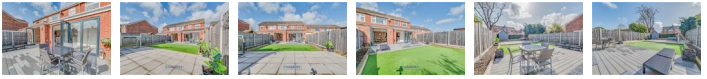
## Separate WC

Double glazed window to rear, low level w/c, hand wash basin in vanity and ceiling light point.



## Rear Garden

Patio area, artificial lawn, decking area, outside tap and enclosed to neighbouring boundaries.



## Garage

### Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

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 - D  
EPC Rating - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		63	77
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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