ABODE
SALES & LETTINGS

Water Orton Lane, Minworth, B76 9BT

Asking Price £165,000

https://www.abodemidlands.co.uk

A charming character home with a unique layout, offering an ideal opportunity for first-time buyers, down-sizers or investors.

This distinctive one-bedroom home enjoys an upside-down design, with the bedroom and bathroom positioned on the ground floor and an impressive open-plan living space occupying the first floor. Located in Minworth, the property offers convenient access to Birmingham, Sutton Coldfield and the surrounding motorway network.

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Accommodation

Ground Floor

The entrance hall provides access to the double bedroom and bathroom, with stairs rising to the first-floor living accommodation.

The bedroom benefits from French doors opening onto a private courtyard, while the bathroom is fitted with a bath with shower over, wash hand basin and WC.

First Floor

The open-plan living, dining and kitchen area is a real feature of the home, boasting a vaulted ceiling with exposed beams and Velux windows to both the front and rear, creating a bright and spacious feel.

The kitchen is fitted with a range of matching wall and base units with complementary work surfaces, an integrated oven and gas hob with extractor over, integrated fridge and freezer, together with space for a washing machine.

Outside

The property enjoys a private courtyard accessed from the bedroom, together with the use of communal gardens and residents' parking.

Location

Minworth is well placed for commuters, offering excellent access to Birmingham, Sutton Coldfield and the M6, M42 and A38 road networks. A range of everyday amenities, shopping facilities and leisure opportunities can all be found nearby.

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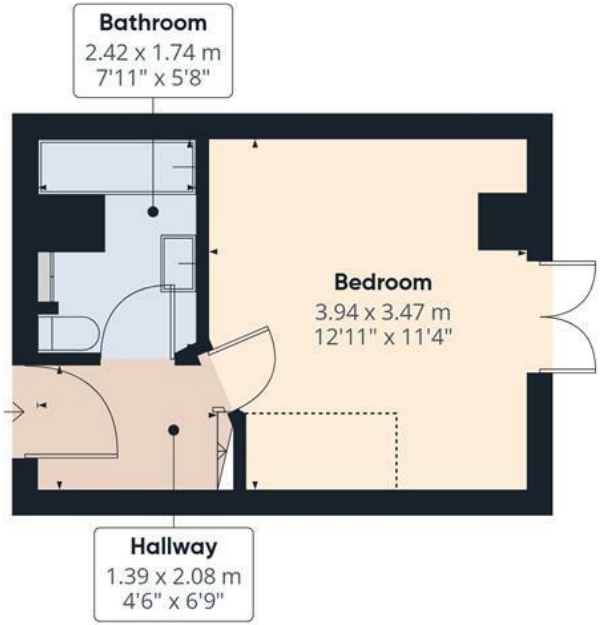

Floor 0

Floor 1

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Approximate total area(1)

38.7 m²

416 ft²

Reduced headroom

1.5 m²

16 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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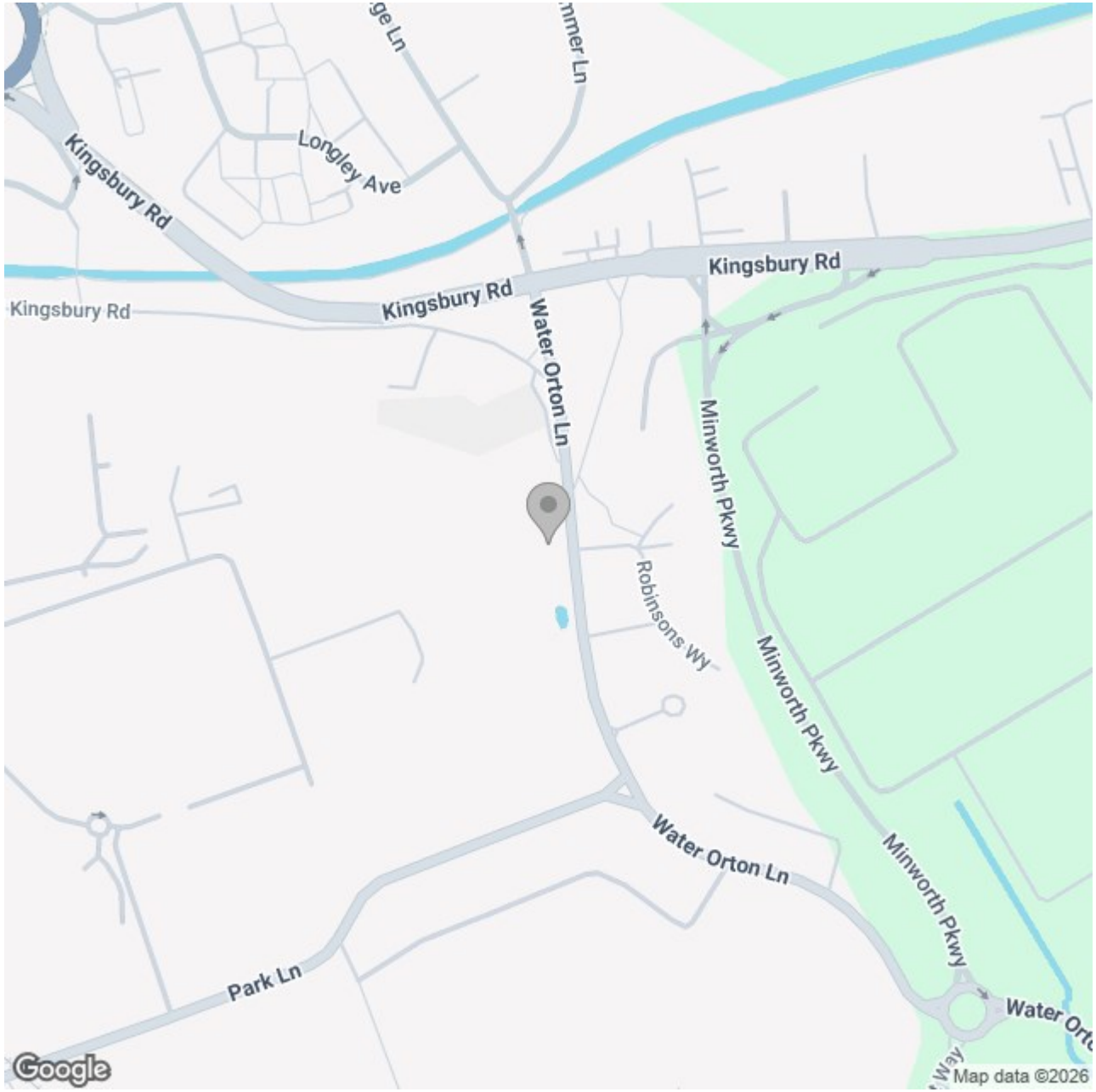

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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