



The Sidings, Water Orton
Birmingham, B46 1QW

Offers in the Region Of £360,000

Set within the ever-popular village of Water Orton, this beautifully presented modern town house delivers far more space than its attractive frontage first suggests. Arranged over three floors and finished with a bright, welcoming feel throughout, the property offers an ideal blend of family living, flexible accommodation and excellent indoor-outdoor flow.

The ground floor begins with an inviting entrance hall and guest cloakroom, leading through to a generous front lounge. Double doors open into the impressive kitchen/diner, fitted with a range of modern wall and base units alongside integrated appliances, with ample space to cook, dine and entertain. From here, the home continues into a light-filled orangery, creating a lovely additional reception area with doors opening directly onto the garden.

Upstairs, there are two well-proportioned bedrooms, a useful study area and a stylish family bathroom featuring both a bath and separate shower enclosure. The top floor is dedicated to an exceptional principal bedroom suite: a wonderfully spacious room with skylights to both aspects, fitted wardrobes, useful eaves storage and its own contemporary ensuite shower room.

Outside, the enclosed south-facing rear garden combines a paved patio for summer dining with a lawned area, creating an easy-to-maintain space to enjoy the sunshine. To the front are two allocated parking spaces.

Water Orton remains a particularly convenient village setting, well placed for local amenities, schooling, transport links and access into Birmingham, Sutton Coldfield and the wider Midlands motorway network.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E.

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Castle Bromwich Residential Sales Department on 0121 796 8909

or via Castlebromwich@paulcarrestateagents.Co.Uk



Room Measurements

Lounge 16' 1" x 12' 7" (4.91m x 3.84m)

Kitchen/Dining Room 16' 3" x 13' 1" (4.96m x 4.00m)

Orangery 12' 5" x 8' 10" (3.79m x 2.69m)

W.C

Bedroom One 14' 0" x 8' 6" (4.26m x 2.59m)

Bedroom Two 15' 3" x 8' 6" (4.65m x 2.59m)

Bedroom Three 7' 6" x 3' 8" (2.28m x 1.12m)

Bathroom 10' 7" x 7' 6" (3.23m x 2.28m)

Bedroom Four 21' 2" x 13' 1" (6.46m x 3.99m)

En-suite 8' 1" x 6' 0" (2.47m x 1.83m)





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 20th June 2026

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