



## 107 Water Orton Road, Birmingham, B36 9HB

**£350,000**

This extremely well presented semi detached home situated on the popular Water Orton Road in Castle Bromwich briefly comprises porch, hallway, lounge, dining room, kitchen, utility, downstairs w/c, three bedrooms and family bathroom. There is a driveway leading to the side garage and enclosed rear garden. The property should be viewed to appreciate the standard of property on offer !

## Approach

Via block paved driveway with ample off road parking and security ballard.



## Porch

Double glazed door and window to front, wall light point and door to hallway.

## Entrance Hallway

Door to front, stairs to first floor accommodation, under stairs storage, radiator and wall light point.



## Reception Room One

12'1 x 13'8 max (3.68m x 4.17m max)

Double glazed bay window to front, radiator three wall light points and ceiling light point.



## Reception Room Two

10'6 max x 12'11 (3.20m max x 3.94m)

Double glazed French doors to conservatory, feature fire place, radiator and ceiling light point.



## Kitchen

10'0 x 8'5 (3.05m x 2.57m)

Double glazed window to rear, wall base and drawer units,

sink with drainer and mixer tap, space for cooker, extractor hood, integrated dishwasher and fridge and freezer, pantry, radiator and spot lights to ceiling.



## Utility

6'4 x 10'1 min (1.93m x 3.07m min)

Double glazed window and door to rear, wall and base units, sink with mixer tap, wall mounted central heating boiler, access to garage, two sky lights, radiator and spot lights to ceiling.



## Downstairs W/C

Low level w/c, hand wash basin, radiator and ceiling light point.



## Conservatory

9'1 x 9'6 (2.77m x 2.90m)

Double glazed windows, double glazed French doors to side and ceiling light fan.



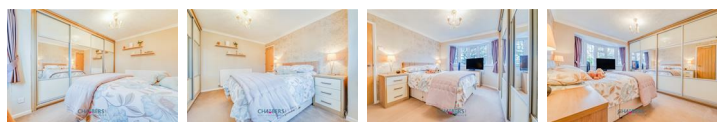
## Landing

Double glazed window to side, loft access with loft ladder and wall light point.

## Bedroom One

13'9 x 8'11 to wardrobes (4.19m x 2.72m to wardrobes)

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



### Bedroom Two

11'3 x 12'10 (3.43m x 3.91m)

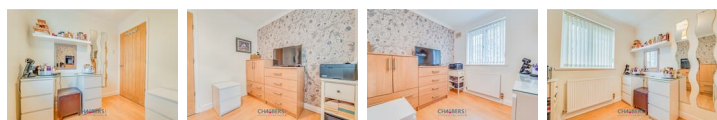
Double glazed window to rear, radiator and ceiling light point.



### Bedroom Three

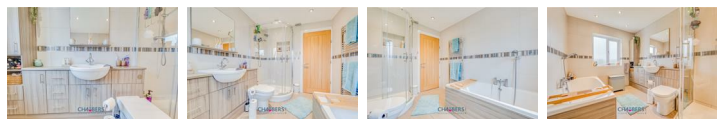
7'10 x 7'8 (2.39m x 2.34m)

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



### Bathroom

Double glazed obscured window to rear, sink and low level w/c set in vanity unit, bath with shower attachment, separate shower cubicle, heated towel rail and spot lights to ceiling.



### Garage

13'2 x 7'5 (4.01m x 2.26m)

Double opening door and ceiling light strip.

### Rear Garden

Paved patio area, mainly laid to lawn, mature shrubs to borders and enclosed to neighbouring boundaries.



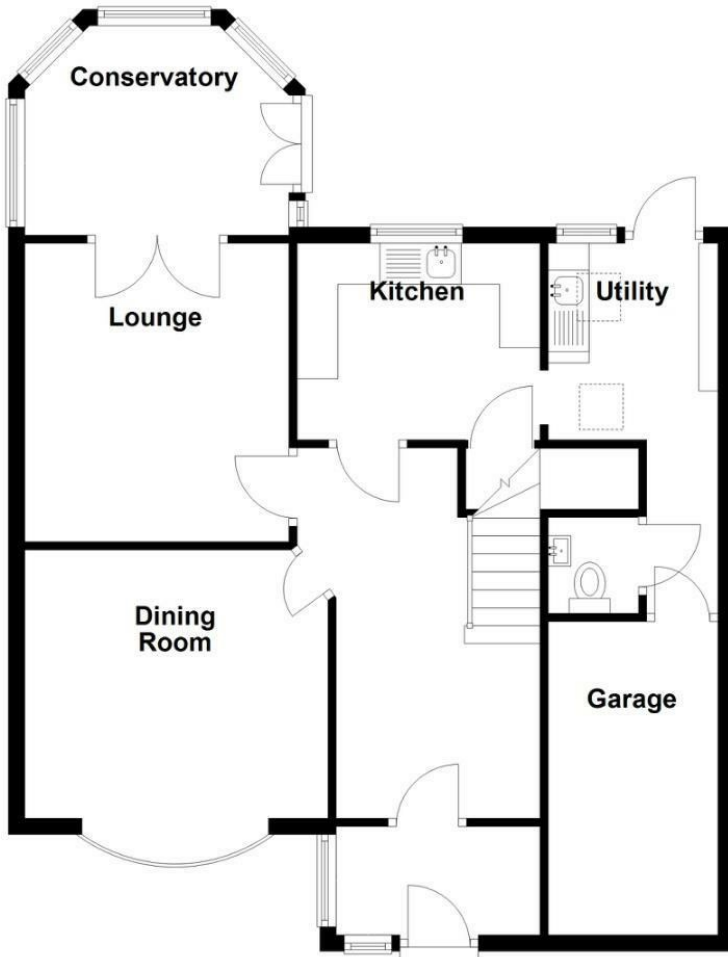
### Further Information

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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.

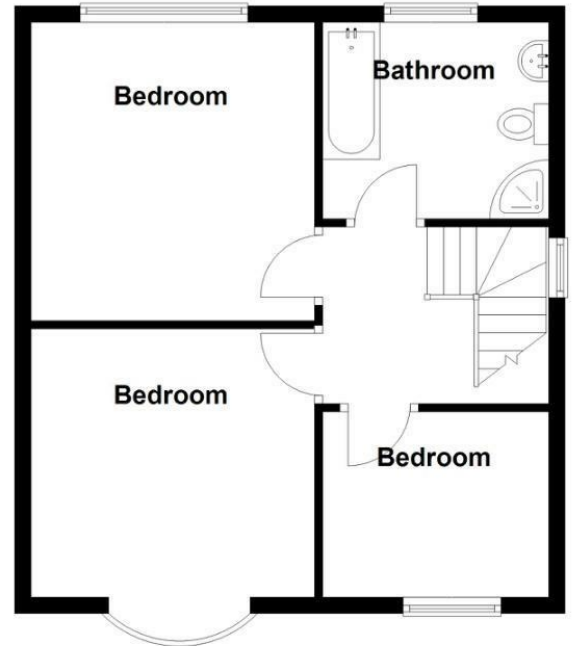
### Ground Floor

Approx. 75.0 sq. metres (806.8 sq. feet)

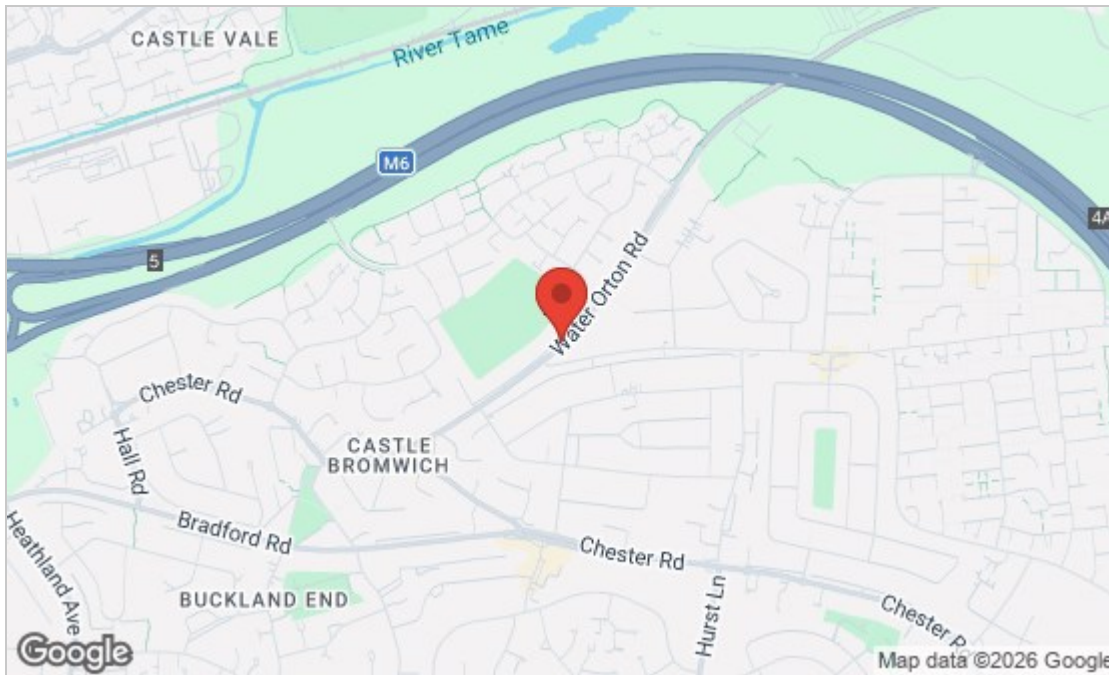


### First Floor

Approx. 45.0 sq. metres (484.8 sq. feet)



Total area: approx. 120.0 sq. metres (1291.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	80
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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