



41 Water Orton Road, Birmingham, B36 9ER

Asking price £575,000

A substantial four bedroom detached family home situated on the sought after Water Orton Road, set behind electric gates with a gated driveway, garage and a large private rear garden with a detached garden office. The house offers over two floors: porch, hallway, two generous reception rooms, an impressive open plan kitchen diner with roof lantern, utility room, downstairs shower room and W/C, four bedrooms including an ensuite to bedroom two, and a luxury family bathroom. Solar panels are fitted to the main roof with a Feed-in Tariff agreement in place, and the property benefits from a high specification monitored alarm system and smoke alarms. Early viewing is strongly recommended.

Approach

Electric gates and a brick wall frontage open to a driveway with ample off road parking, established shrubs and trees, and side access to the rear garden.



Porch

Double glazed French doors to the front and ceiling light point.

Hallway

Solid wood entrance door, stairs rising to the first floor, radiator, wall light point and ceiling light point.



Downstairs W/C

Double glazed obscured window to the front, low level W/C, hand wash basin, radiator and ceiling light point.



Reception One

11'10" x 16'11" max into bay (3.63m x 5.18m max into bay)

Double glazed bay window to the front, radiator and ceiling spotlights.



Reception Two

14'3" x 27'07" (4.34m x 8.41m)

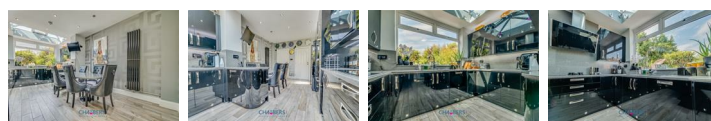
A superb full depth reception room with double glazed French doors opening to the rear garden, electric fire, two radiators and ceiling spotlights.



Kitchen Diner

12'11" x 22'2" (3.96m x 6.78m)

Fitted with wall, base and drawer units, two integrated ovens, integrated microwave and dishwasher, induction hob with extractor over, warming drawer, sink with drainer and mixer tap, and space for a fridge freezer. Roof lantern flooding the dining area with natural light, double glazed window to the rear, radiator and ceiling spotlights.



Utility

Door to the front, door to the garage, wall cupboards, two storage cupboards, four radiators and ceiling light point.



Downstairs Shower Room and W/C

Double glazed obscured window to the rear, enclosed shower cubicle with body jets, low level W/C, hand wash basin, cupboard housing the wall mounted boiler, radiator and ceiling spotlights.



Landing

Double glazed window to the side, ceiling light point and loft access; the loft is boarded with lighting, power and a skylight.



Bedroom One

20'6 into bay x 11'7 to wardrobes (6.25m into bay x 3.53m to wardrobes)

Double glazed bay window to the front, built in wardrobes, radiator, two wall light points, ceiling light point and spotlights.



Bedroom Two

11'7 x 19'8 into bay (3.53m x 5.99m into bay)

Double glazed bay window to the rear, built in wardrobes, radiator and ceiling light point.



Ensuite

Shower enclosure, hand wash basin with vanity unit below and ceiling light point.



Bedroom Three

10'5 x 15'7 (3.18m x 4.75m)

Double glazed window to the front, radiator, two wall light points and ceiling light point



Bedroom Four

9'8 x 10'8 (2.95m x 3.25m)

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



Family Bathroom

A striking principal bathroom with podium bath, walk in shower, twin hand wash basins in a vanity unit, built in storage, inset flat screen bathroom television with ceiling mounted speakers, low level W/C, double glazed obscured window to the rear, radiator and ceiling spotlights.



Garage

Double opening doors to the front, strip lighting and power points

Rear Garden

A large enclosed garden with a paved patio, gates leading to the lawn, central paved seating area, and mature shrubs and trees to the borders. A detached wooden garden office/summer house complete with cabled Cat5 networking, wireless access point and air conditioning makes an ideal home working space. Side access to the front.



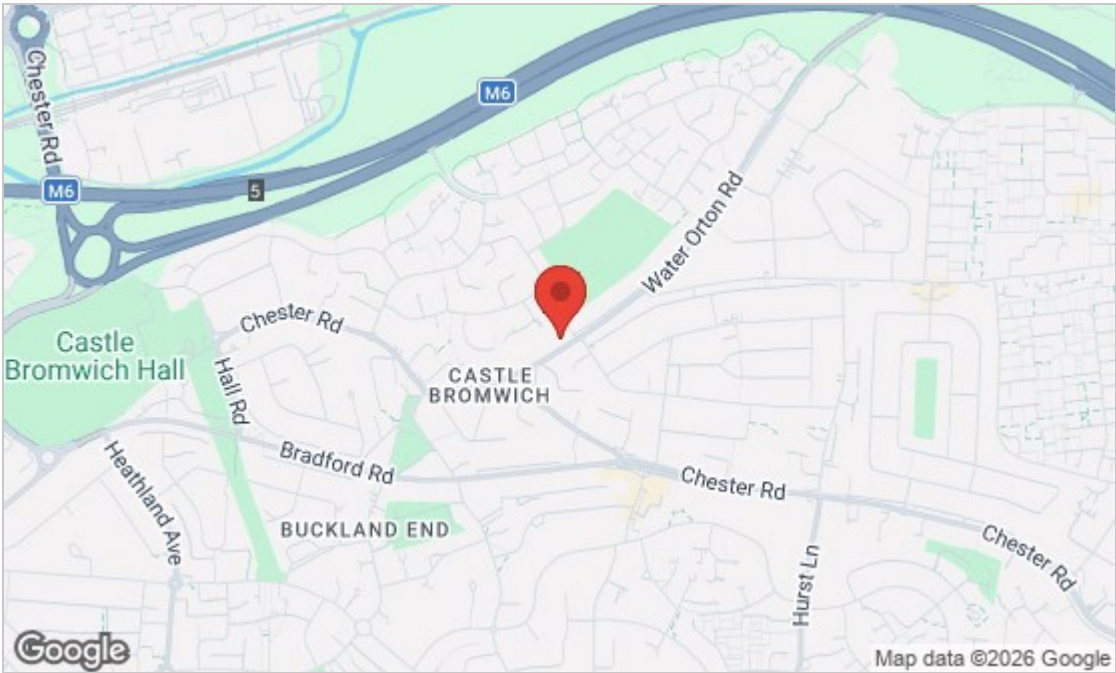
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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: F
EPC Rating: TBC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 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		
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