



34 The Sidings, Birmingham, B46 1QW

Offers over £350,000

This immaculate modern town house situated in the popular village of Water Orton briefly comprises hallway lounge, kitchen/diner, orangery, downstairs w/c, three good sized double bedrooms (master having ensuite), study and family bathroom. There is an enclosed south facing rear garden and two allocated parking spaces to the front. This property should be viewed to appreciate the size and space this property offers. Call us Now on 0121 679 5187 to view!

Approach

Via pathway with two allocated parking spaces.



Entrance Hallway

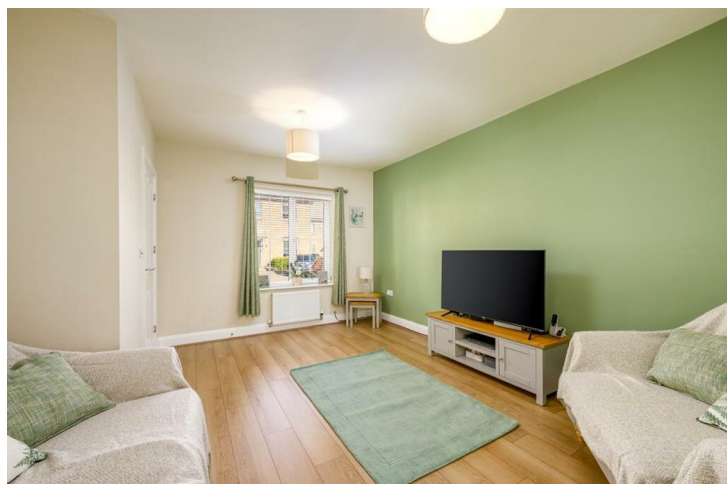
Double glazed door to front, stairs to first floor accommodation and ceiling light point.



Lounge

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

Double glazed window to front, double doors leading to kitchen, radiator and two ceiling light points.



Kitchen/Diner

16'3" x 13'1" (4.96 x 4.00)

Double glazed door and window to rear leading to orangery, wall base and drawer units, integrated oven and gas hob with extractor over, stainless steel sink with drainer and mixer tap, integrated fridge freezer, integrated washing machine and dishwasher, radiator and two ceiling light points.



Downstairs W/C

Low level W/C, pedestal hand wash basin, radiator and ceiling light point.



Orangery

Double glazed doors to rear garden, radiator and ceiling light point.



Bedroom One

13'1" x 21'2" max (3.99 x 6.46 max)

Double glazed sky lights to front and rear, eaves storage, fitted wardrobes, radiator and ceiling light point.



Ensuite

8'1" x 6'0" (2.47 x 1.83)

Double glazed sky light to rear, low level w/c, pedestal hand wash basin, shower cubicle, radiator and ceiling light point.



Bedroom Two

8'5" x 13'11" (2.59 x 4.26)

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



Bedroom Three

8'5" x 15'3" (2.59 x 4.65)

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



Study

7'5" x 3'8" (2.28 x 1.12)

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



Family Bathroom

7'5" x 10'7" (2.28 x 3.23)

Double glazed window to rear, low level W/C, panel bath, separate shower cubicle, pedestal hand wash basin, radiator and ceiling light point.



Rear Garden

Paved patio area, area laid to lawn and enclosed to neighbouring boundaries.



Further Information

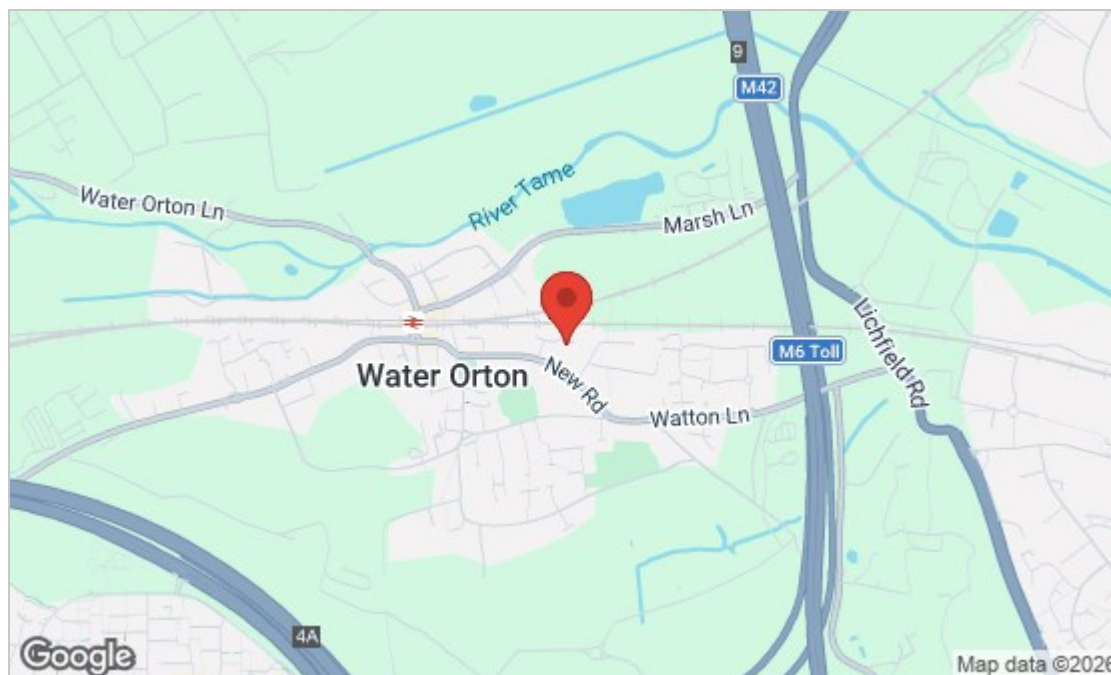
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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: E

EPC Rating: C

Maintenance Charge approx £119 every 6 months.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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