



Water Orton Court, Birmingham Road, Water Orton,  
BIRMINGHAM



# Water Orton Court, Birmingham Road, Water Orton, BIRMINGHAM, B46 1SP

for sale  
**£160,000**



## Property Description

Burchell Edwards are delighted to present this two bedroom, ground floor maisonette, situated in the heart of Water Orton (B46). The property in brief comprises a lounge, large kitchen diner, bathroom and two double bedrooms.

At the rear of the property you will discover a small private courtyard- perfect for enjoying a little spot of sunshine in the warmer months- making this an ideal purchase for a first time buyer or those even looking to downsize.

Off-road parking is also offered by-way-of a garage and allocated spaces for two vehicles (also found at the rear).

Situated in a quiet cul-de-sac, tucked away from the vibrant and sought-after village location, just a stones throw from Water Orton Train Station, local shops and popular eateries such as a Charlie's Chicken.

With great transport links, commuters will be well aided to reach both Birmingham or Solihull Town Centres and other destinations such as N.E.C and Birmingham Airport.

There is a long lease of over 900 years available and no additional cost for Ground Rent or Service Charges. Please speak to us for more information.

Viewings are essential in order to appreciate the space and accommodation available. Call soon as this won't be round for long!

## Entrance Hallway

Cupboard housing meters and vinyl flooring.

## Lounge

Double glazed patio doors to rear elevation, two central heating radiators, electric fire place and carpet.

## Kitchen/ Diner

a range of wall and base units with work surface over incorporating a sink with drainer unit, four ring gas hob, gas oven and grill, extractor, central heating radiator, cupboard housing central heating boiler, tiled flooring, tiling to splash prone areas, space and plumbing for washing machine.

## Courtyard

Patio area with fencing to all boundaries.

## Second Hallway

Storage cupboards and carpet.

## Bedroom One

Double glazed bay window to front elevation, central heating radiator and carpet.

## Bedroom Two

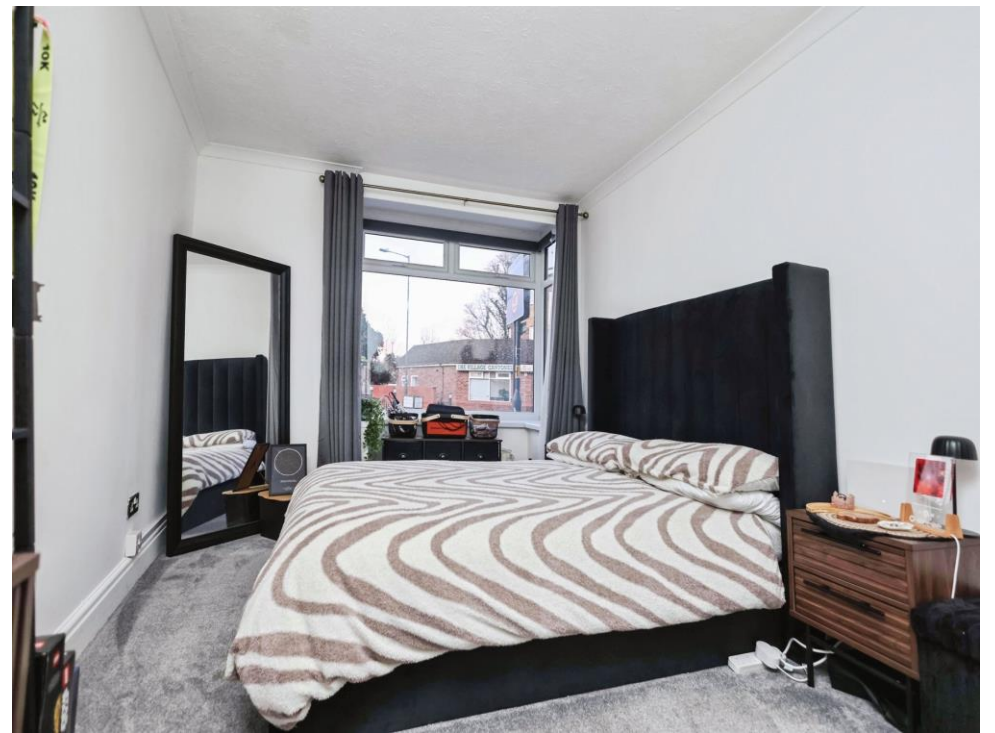
Double glazed window to front elevation, central heating radiator and laminate flooring.

## Bathroom

Panelled bath with shower over, W.C, wash hand basin with vanity storage, heated towel rail, extractor, tiling to walls and tiled flooring.

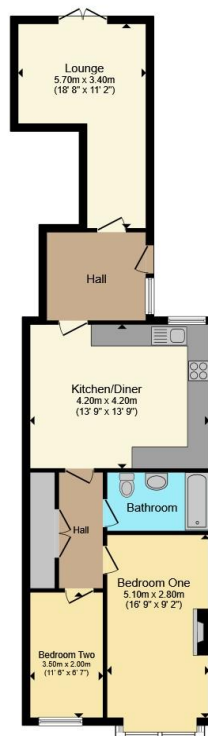












Total floor area 76.1 m<sup>2</sup> (819 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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2-4 Hurst Lane  
 BIRMINGHAM B34 7HR

EPC Rating: D Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/CBW210980](http://burchelledwards.co.uk/Property/CBW210980)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1979. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: CBW210980 - 0002