



Water Orton Lane, Minworth
Sutton Coldfield, B76 9BA

Offers in the Region Of £350,000

Offering the WOW factor this beautifully re-furbished cottage on Water Orton Lane offers an exceptional blend of character and modern day living. Finished to a high standard throughout and ready for immediate occupation.

The property is approached via a wide foregarden with very attractive kerb appeal, pathway leading to an open porch and entrance hall setting the tone for the quality within.

The accommodation comprises a very spacious living room ideal for both relaxing and entertaining with a lovely feature fire surround, the re-fitted kitchen is stylish, offering integral appliances and timber worksurfaces. There is also a ground floor shower room that adds further practicality and flexibility for a family.

Upstairs continues to impress with a generous master bedroom benefitting from its own en-suite bathroom, alongside two further excellent bedrooms all well-proportioned.

Externally the home enjoys a large wraparound rear garden offering fantastic outdoor space, together with the advantage of rear parking via a rear driveway (what3words - bump.crib.trio) the parking is secure for multiple vehicles and accessed via a gate and bollards.

Offered with no upward chain, this delightful cottage is ideal for a wide range of buyers.

Early viewing is highly recommended to fully appreciate and not lose out on such a wonderful opportunity.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Walmley Residential Sales Department on 0121 351 4000

or via Walmley@paulcarrestateagents.co.uk



Room Measurements

Lounge 23' 0" x 15' 0" (7.01m x 4.57m)

Kitchen 10' 8" x 7' 11" (3.25m x 2.41m)

Shower Room 5' 9" x 5' 4" (1.75m x 1.62m)

Sun Room 11' 4" x 5' 7" (3.45m x 1.70m)

Bedroom 1 10' 11" x 10' 0" (3.32m x 3.05m)

Ensuite 10' 0" x 6' 10" (3.05m x 2.08m)

Bedroom 2 11' 11" x 8' 5" (3.63m x 2.56m)

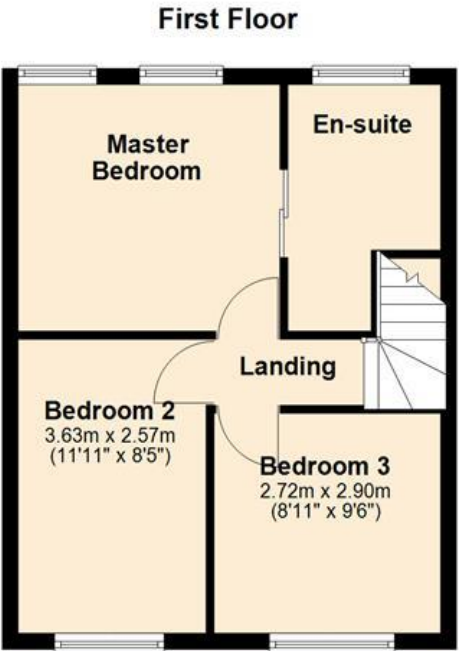
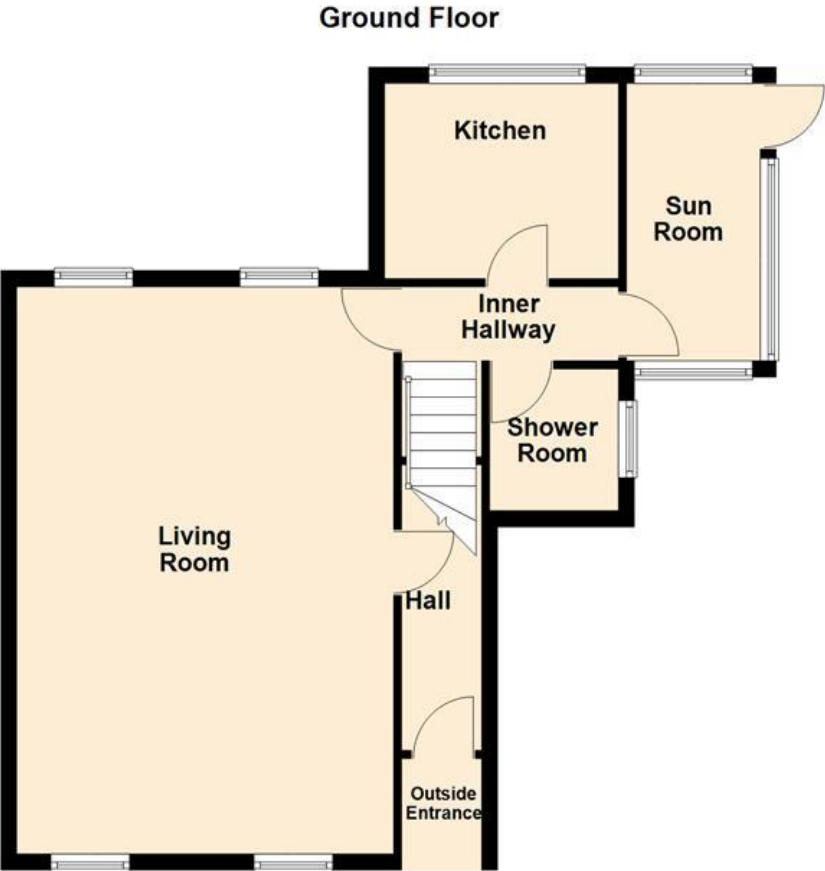
Bedroom 3 9' 6" x 8' 11" (2.89m x 2.72m)



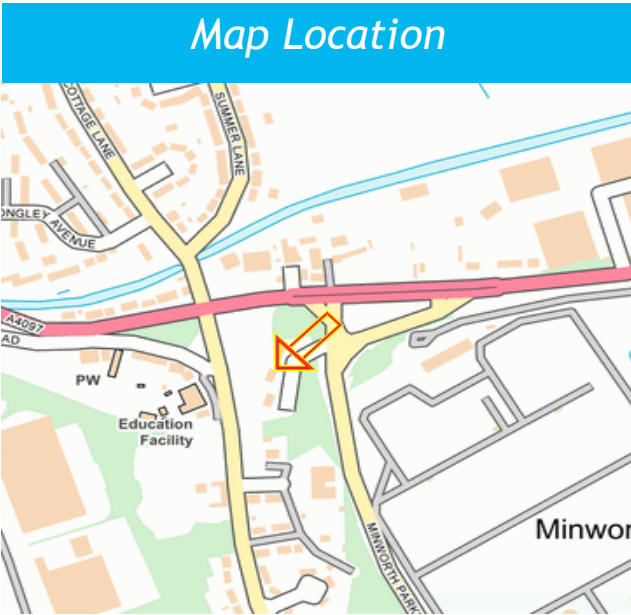


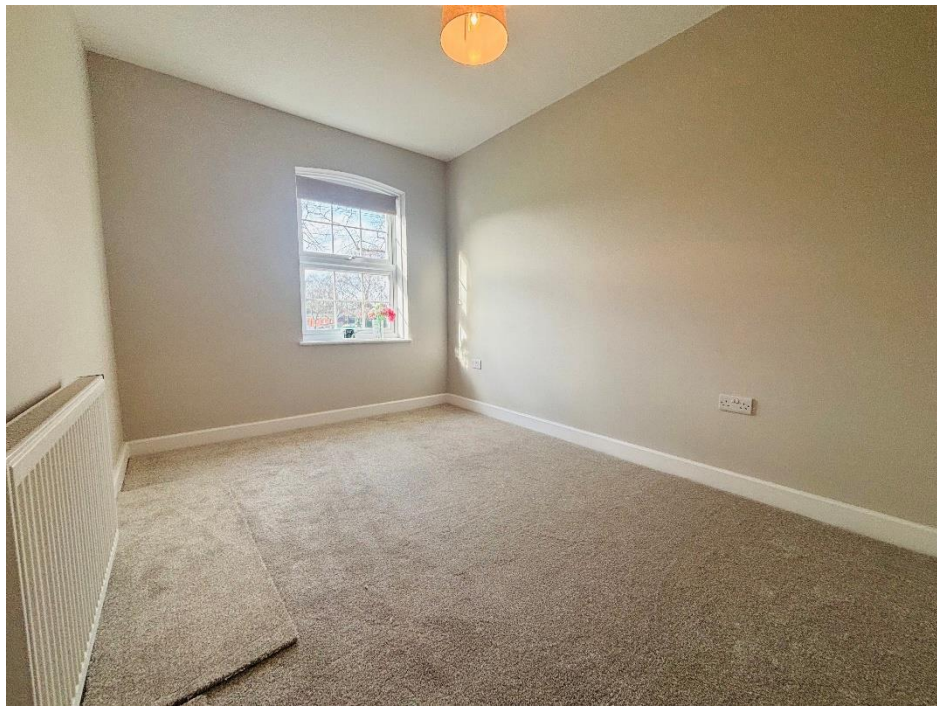
Floor Plan

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		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		







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: 2nd October 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.