



## 27 Water Orton Road, Birmingham, B36 9ER

### Offers over £525,000

Situated on the highly sought-after Water Orton Road in Castle Bromwich, this traditional four-bedroom detached family home offers spacious and versatile accommodation throughout, making it an ideal purchase for families.

The property is set back from the road and benefits from ample off-road parking for multiple vehicles, together with a garage. Internally, the accommodation comprises three well-proportioned reception rooms, offering flexible space for family living and dining. The fitted kitchen is complemented by a utility area, while the attractive garden room provides additional living space with views over the rear garden. A convenient downstairs WC completes the ground floor accommodation. To the first floor, there are four generous bedrooms. The family bathroom is complemented by a separate WC, adding convenience for busy households. Outside, the property enjoys a private rear garden with lawned area and mature foliage. Combining traditional character with spacious accommodation and a desirable location, this detached property presents a fantastic opportunity to acquire a family home within easy reach of local amenities, schools and transport links.

## Approach

Via block paved driveway providing ample off road parking.



## Entrance Hallway

Original door to front, slate flooring in porch, original renovated oak flooring in hallway, single glazed window to front with stained glass, stairs to first floor accommodation, under stairs storage, radiator and ceiling light point.



## Reception One (Snug)

6'11 x 11'4 (2.11m x 3.45m)

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



## Reception Two

10'10 x 16'4 into bay (3.30m x 4.98m into bay)

Double glazed bay window to front, clear view multi fuel burner, radiator and ceiling light point.



## Reception Three

17'0 x 11'7 (5.18m x 3.53m)

Double glazed bay window to rear, double glazed door to rear, radiator, feature fireplace, two wall light points and ceiling light point



## Kitchen

9'1 max x 16'8 into recess (2.77m max x 5.08m into recess)

Double glazed French doors and window to rear, door to side, wall base and drawer units, sink with drainer and mixer tap, soak for cooker, extractor hood, granite worktops, integrated dishwasher and fridge freezer, larder, microwave, plinth heater and spotlights to ceiling,



## Side Porch

Double glazed sliding doors to side, access to utility and wall light point,



## Downstairs W/C

Double glazed window to side, low level W/C, hand wash basin, radiator and two ceiling light points.



## Utility

6'10 x 3'11 (2.08m x 1.19m)

Space for utilities, hand wash basin, wall mounted central heating boiler and ceiling light point.



## Landing

Single glazed window to side, loft access with new ladder, radiator and ceiling light point.

## Bedroom One

16'3 max x 10'11 (4.95m max x 3.33m )

Double glazed window to front, two radiators and ceiling light point.



## Bedroom Two

17'00 into bay x 11'11 max (5.18m into bay x 3.63m max)

Double glazed bay window to rear, radiator and two ceiling light points.



## Bedroom Three

9'2 x 10'9 (2.79m x 3.28m)

Double glazed window to rear, sink with mixer tap, radiator and ceiling light point.



## Bedroom Four

7'7 x 9'11 (2.31m x 3.02m)

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



## W/C

Double glazed window, low level W/C and ceiling light point.



## Bathroom

Double glazed obscured window to front, hand wash basin, original 1930's bath re-enamelled with shower over, airing cupboard, radiator and ceiling light point.



## Garden Room

9'00 x 9'5 (2.74m x 2.87m)

Double glazed French Doors and windows to front and spotlights to ceiling.



## Garage

18'4 x 9'4 (5.59m x 2.84m)

Electric roller door, electric points and ceiling light point,

## Rear Garden

Apple and plum fruit trees, paved patio area, area laid to lawn, mature foliage, outbuilding and enclosed to neighbouring boundaries.

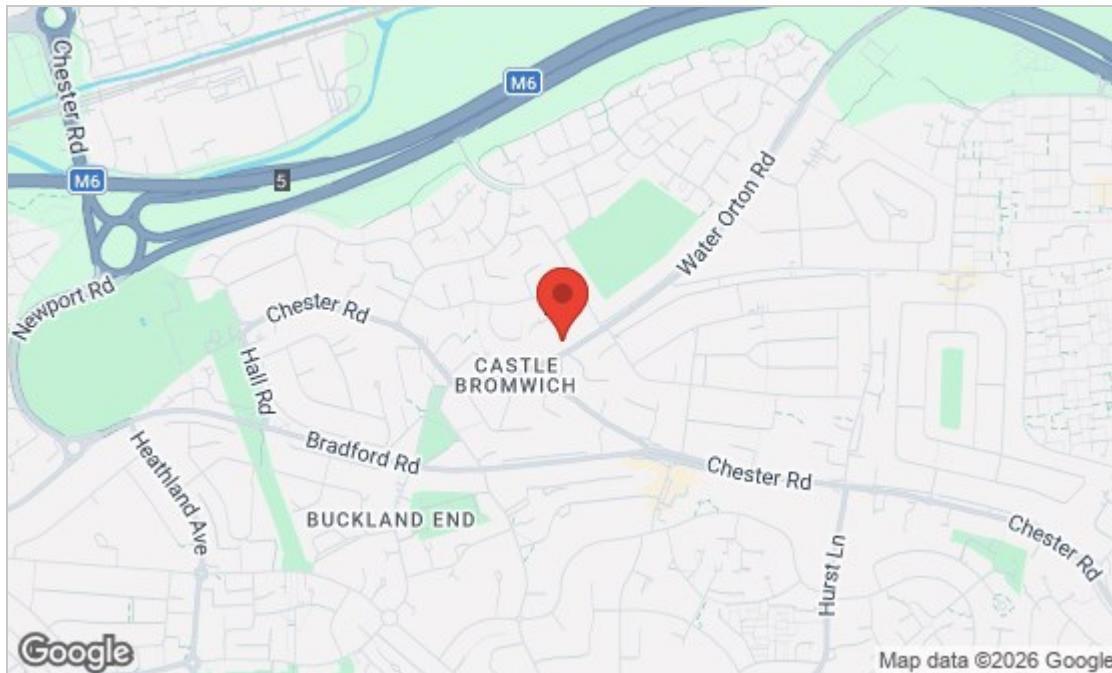


## Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

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 - TBC



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

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