



New Road, Water Orton Birmingham B46 1QU



welcome to

New Road, Water Orton Birmingham

****VILLAGE LOCATION**EXTENDED TRADITIONAL SEMI-DETACHED PROPERTY**EXTENDED LOUNGE**SEPERATE DINING ROOM**EXTENDED FITTED KITCHEN**THREE BEDROOMS**FAMILY BATHROOM**SIDE GARAGE**LONG REAR GARDEN**NO CHAIN****



Entrance Hall

Two double-glazed windows to front, radiator, spotlights and wooden flooring.

Cloakroom

Double-glazed window to side, spotlights, low level w.c. and wall sink

Dining Room

Double-glazed front leaded bay window, radiator, ceiling light point, coving and feature fireplace.

Lounge

Double-glazed door to rear, double-glazed skylights, ceiling light point, spotlights, radiator, ceiling light point, picture rail, feature fireplace and laminate flooring.

Kitchen

Double-glazed window and door to rear, double-glazed window to side, radiator, double-glazed skylights to rear, cupboards drawer and base units, roll top work surface, sink and drainer with mixer tap, hob, oven, oven hood, plumbing for washing machine, tiled splashback and floor.

Landing

Double-glazed window to side, spotlights and ceiling light point.

Bedroom One

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

Bedroom Two

Double-glazed lead widow to rear, radiator and ceiling light point.

Bedroom Three

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

Bathroom

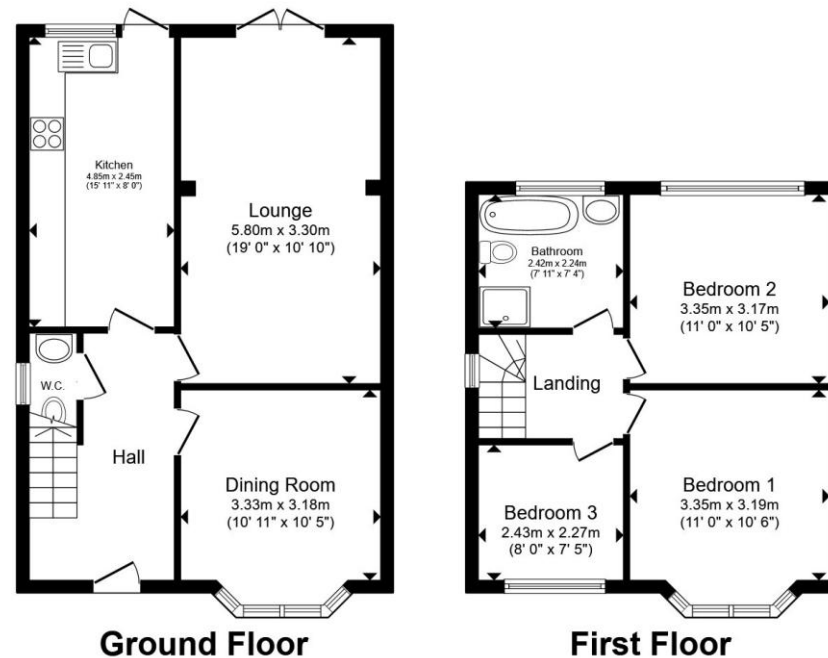
Double-glazed window to rear, radiator, spotlights, extractor fan, panelled bath, walk in shower, vanity sink unit, low level w.c., and half height tiling.

Rear Garden

Paved path, lawned, mature shrubs and trees, enclosed by fence and hedges, shed, door to garage and side gate access.

Garage

Electric metal up an over door, windows to rear and side, light and power.



Total floor area 92.9 m² (1,000 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



view this property online shipways.co.uk/Property/CAB111182



welcome to

New Road, Water Orton Birmingham

- SUPERB LOCATION
- EXTENDED SEMI DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- EXTENDED FITTED KITCHEN

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

offers over

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online shipways.co.uk/Property/CAB111182



Property Ref:
CAB111182 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



0121 747 4722



castlebromwich@shipways.co.uk



258 Chester Road, Castle Bromwich,
BIRMINGHAM, West Midlands, B36 0JE



shipways.co.uk