



**New Road, Water Orton Birmingham B46 1QU**



**welcome to**

**New Road, Water Orton Birmingham**

**\*\*VILLAGE LOCATION\*\*EXTENDED TRADITIONAL SEMI-DETACHED PROPERTY\*\*EXTENDED LOUNGE\*\*SEPARATE 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

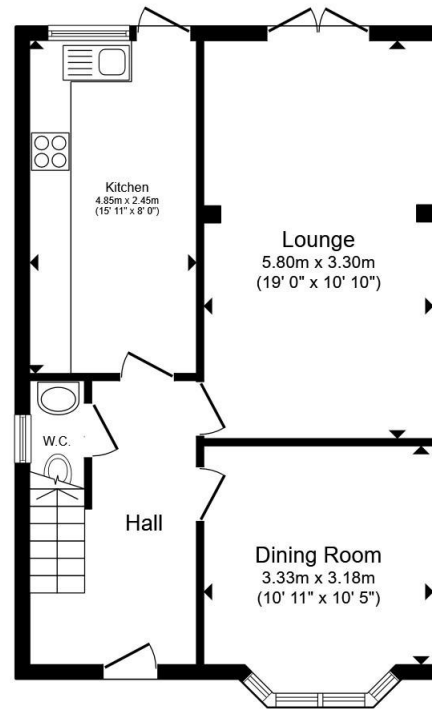
Double-glazed window to rear, radiator, spotlights, extractor fan, panelled bath, walk in shower, vanity sink unit, low level w.c., and half height tiling.

### Rear Garden

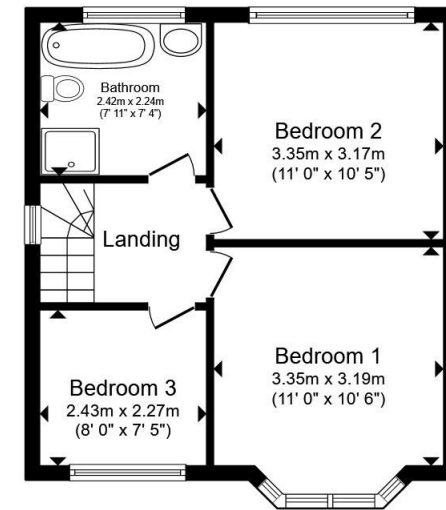
Paved path, lawned, mature shrubs and trees, enclosed by fence and hedges, shed, door to garage and side gate access.

### Garage

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



Ground Floor



First Floor

Total floor area 92.9 m<sup>2</sup> (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 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)



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## 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

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