



107 Water Orton Road, Birmingham, B36 9HB

£350,000

This extremely well presented semi detached home situated on the popular Water Orton Road in Castle Bromwich briefly comprises porch, hallway, lounge, dining room, kitchen, utility, downstairs w/c, three bedrooms and family bathroom. There is a driveway leading to the side garage and enclosed rear garden. The property should be viewed to appreciate the standard of property on offer !

Approach

Via block paved driveway with ample off road parking and security ballard.



Porch

Double glazed door and window to front, wall light point and door to hallway.

Entrance Hallway

Door to front, stairs to first floor accommodation, under stairs storage, radiator and wall light point.



Reception Room One

12'1 x 13'8 max (3.68m x 4.17m max)

Double glazed bay window to front, radiator three wall light points and ceiling light point.



Reception Room Two

10'6 max x 12'11 (3.20m max x 3.94m)

Double glazed French doors to conservatory, feature fire place, radiator and ceiling light point.



Kitchen

10'0 x 8'5 (3.05m x 2.57m)

Double glazed window to rear, wall base and drawer units,

sink with drainer and mixer tap, space for cooker, extractor hood, integrated dishwasher and fridge and freezer, pantry, radiator and spot lights to ceiling.



Utility

6'4 x 10'1 min (1.93m x 3.07m min)

Double glazed window and door to rear, wall and base units, sink with mixer tap, wall mounted central heating boiler, access to garage, two sky lights, radiator and spot lights to ceiling.



Downstairs W/C

Low level w/c, hand wash basin, radiator and ceiling light point.



Conservatory

9'1 x 9'6 (2.77m x 2.90m)

Double glazed windows, double glazed French doors to side and ceiling light fan.



Landing

Double glazed window to side, loft access with loft ladder and wall light point.

Bedroom One

13'9 x 8'11 to wardrobes (4.19m x 2.72m to wardrobes)

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



Bedroom Two

11'3 x 12'10 (3.43m x 3.91m)

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



Bedroom Three

7'10 x 7'8 (2.39m x 2.34m)

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



Bathroom

Double glazed obscured window to rear, sink and low level w/c set in vanity unit, bath with shower attachment, separate shower cubicle, heated towel rail and spot lights to ceiling.



Garage

13'2 x 7'5 (4.01m x 2.26m)

Double opening door and ceiling light strip.

Rear Garden

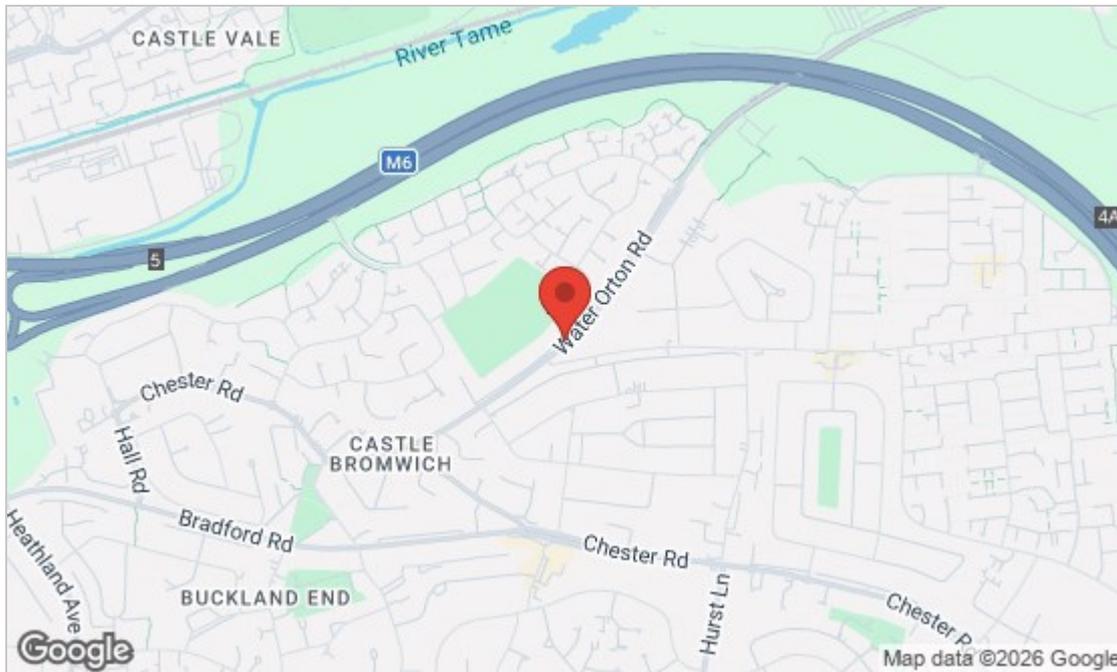
Paved patio area, mainly laid to lawn, mature shrubs to borders and enclosed to neighbouring boundaries.



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.



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

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3 Albion Terrace, Water Orton, West Midlands, B46 1ST
 Tel: 01216795187
 info@chambersproperty.net
 www.chambersproperty.net