



Offers Over £325,000

Water Orton Road, Castle Bromwich, Birmingham, B36 9HE

**** EXTENDED ** TWO RECEPTIONS ** THREE BEDROOMS ** TWO BATHROOMS ****

This semi-detached property is set back off the main Water Orton Road via the slip road and offers a DRIVEWAY providing off road parking for multiple vehicles, enclosed entrance hallway, extended hallway area, front reception room, rear EXTENDED reception room, CONSERVATORY, an EXTENDED L-SHAPE kitchen area and a ground floor FAMILY BATHROOM. To the first floor there are THREE bedrooms (two doubles and a box bedroom) the main bedroom benefits from a SHOWER ROOM EN-SUITE. The rear garden is private and well maintained with an outbuilding for storage to the rear of the garden area. Energy Efficiency Rating:- Awaiting

Approach

The property is set back within the slip road area of Water Orton Road.

Front Garden/Driveway

Low wall borders with decorative pillars incorporating to the sides and to the front of the block paved driveway providing off rod parking for multiple vehicles. Low wall retaining flower bed to one of the front corners. Wall mounted lantern style outside lights to either side of the double glazed door allowing access to:-

Entrance Porch

5'9" x 5'3" (1.75m x 1.60m)

Enclosed entrance porch with double glazed window to the front, ceiling mounted globe style light, and a decorative archway inset to the porch area. Decorative leaded design windows either side and above the matching door allowing access through to:

Entrance Hallway

11'7" x 5'7" (3.53m x 1.70m)

Stairs rising to the first floor landing area with an open space below. Radiator, decorative coving finish to the ceiling and dado rail to the walls. Doors to the side into the lounge areas and an opening to the rear into:-

Further Entrance Hallway

7'2" x 2'9" (2.18m x 0.84m)

Decorative dado rail to the walls and coving finish to the ceiling. Storage cupboard and a door to the rear into the kitchen area.

Front Reception Room

12'9" into bay 9'6" to wall x 9'11" (3.89m into bay 2.90m to wall x 3.02m)

Double glazed bay window to the front, radiator, coving finish to the ceiling and dado rial to the walls.

Rear EXTENDED Reception Room

22'11" x 9'4" (6.99m x 2.84m)

Double glazed sliding patio doors to the rear allowing access to the conservatory area, and a radiator. Two decorative ceiling roses, coving finish to the ceiling and dado rail to the walls. Art Deco design stone/marble effect fireplace inset to the chimney breast with a gas fire inset. Decorative picture framing to one wall.

L-Shaped Kitchen

11'7" x 9' + 7'7" x 5'11" (3.53m x 2.74m + 2.31m x 1.80m)

Range of wall mounted and floor standing base units with a glass fronted display unit incorporated and a wine rack. Work surfaces over incorporating a stainless steel effect sink and drainer unit with an ornate mixer tap over. Wall mounted boiler, plumbing for a washing machine, and an extractor over the cooker area. Partly tiled walls, tiling to the floor area with decorative framing tiles inset, and a radiator. Coving finish to the ceiling, dado rail to the walls, sky light to the roof area, UPVC door to the side allowing access to the rear garden area. Double glazed window to the rear, and an internal door allowing access to:-

Bathroom

16'7" x 6'4" (5.05m x 1.93m)

Suite comprised of a sunken style Jacuzzi bath with an ornate brass effect mixer tap shower attachment, and a further brass effect rainfall shower head over with a shower screen to the side. Tiled top surrounding the bath and paneling to the side. Low flush WC, wash hand basin with ornate design brass effect taps, inset to a set of base units providing storage below to one wall. Partly tiled walls, decorative dado tile inset over the bath area, extractor to an outer wall. Panelling to the walls with a decorative dado trim, panelling to he ceiling with spotlights inset, wood effect flooring and a radiator.

FIRST FLOOR

Landing

Double glazed window to the side, coving finish to the ceiling, and a dado rail to the walls. Doors to:-

Bedroom One

13' max 10'7" min x 9'11" (3.96m max 3.23m min x 3.02m)

Double glazed window to the rear extending to one side creating a half bay area, radiator, wood effect flooring, coving finish to the ceiling and a fitted wardrobe with double sliding access doors. Bi-fold access door to the side into:-

En-Suite Shower Room

6'8" x 5'6" (2.03m x 1.68m)

Suite comprising of a panelled shower cubicle with a boiler fed shower inset and sliding doors for access, low flush WC and a wash hand basin inset to a vanity unit providing storage below. Wood effect flooring, tiling to the walls with a dado style tile inset and a further decorative tile at picture rail height. Panelling to the ceiling with spotlights inset, and a double glazed window to the rear

Bedroom Two

12'11" into bay 9'6" to wall x 9'11" (3.94m into bay 2.90m to wall x 3.02m)

Double glazed bay window to the front, radiator, coving finish to the ceiling and a fan light also to the ceiling area.

Bedroom Three

6'4" x 5'7" (1.93m x 1.70m)

Double glazed bow window to the front, loft hatch giving access to the loft area, radiator, coving finish to the ceiling area and a built in alcove over the stairs area.

OUTSIDE



Conservatory

Partly brick built with double glazed windows over to the side and to the rear either side and over the double glazed French doors allowing access to the rear garden area. Tiling to the floor area, decorative panelling to the internal walls below the window areas with a decorative dado finish. Fan light to the ceiling, and wall lights to one wall.

Rear Garden

Block paved patio area with decorative pillars supporting the pagoda area, brick built barbecue station, and a raised decorative pond area to one side of the patio area. Garden laid mainly to lawn with mature shrubbery and flower bed borders and the blocked paving extending to create a pathway to the side leading to the rear of the garden. Outside tap, electrical outlets.

Out Building

14'1" x 8'11" (4.29m x 2.72m)

Brick built with double glazed window to the front, door to the front into/from the rear garden area, lighting and electrics.

OfCom Broadband

STANDARD - Highest available download speed - 14 Mbps. Highest available upload speed - 1 Mbps - Availability Good
SUPERFAST Highest available download speed - 74 Mbps - Highest available upload speed - 20 Mbps - Availability Good
ULTRAFAST- Highest available download speed - 10000 Mbps - Highest available upload speed - 10000 Mbps - Availability Good

OfCom Mobile

Ofcom Mobile Coverage
Results for

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the

coverage prediction and your experience.

EE- Good outdoor
O2 Good outdoor and Variable in-home
3 Good outdoor, and in-home
Vodafone Good outdoor and in-home

Performance across your postal district

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

EE- 79%
O2 87%
Three 80%
Voda 83%
Performance scores should be considered as a guide since there can be local variations.

Flood Risk

Surface Water
Yearly Chance - Very Low
Yearly Chance between 2040-2060 - Very Low

Rivers & Seas
Yearly Chance - Very Low
Yearly Chance between 2036 - 2069 - Very Low

