



Offers In The Region Of £190,000

The Sidings, Water Orton, Birmingham, B46 1QW

** MODERN APARTMENT ** ALLOCATED PARKING SPACE ** PRIVATE ROAD LOCATION **

If you are looking to live within the NORTH WARWICKSHIRE borough then this SECOND FLOOR APARTMENT situated in WATER ORTON VILLAGE could be the one for you. The property is set in a PRIVATE ROAD for residents only with one way in and one way out for added security. The property is accessed via the communal driveway, communal secure entrance to the apartment block, and communal hallway, staircase and landing area. Once inside the properties entrance door you will find a modern apartment consisting of an entrance hallway with storage, lounge which is open plan to the modern fitted kitchen area, main bedroom with the benefit of an en-suite shower room, a further double bedroom, and a further main bathroom area. The property has the benefit of an ALLOCATED PARKING SPACE literally outside the communal entrance area. The apartment block has a communal garden area to the rear for all residents use, and visitors spaces for all neighbouring properties to use, as and when required and free. Energy Efficiency Rating:- B

Approach

The property is accessed off New Road in Water Orton, and The Sidings is a Private Road for Residents only.

Communal Driveway Access

The communal driveway is block paved and gives access to the properties within this cul-de-sac location. The properties either have driveways or allocated parking spaces. This property has an allocated parking space literally just outside the communal access door on the ground floor.

Communal Access

The property is accessed via the secure buzzer/fob communal door which leads into the communal well kept entrance hall with separate secure post boxes for each apartment and stairs rising to give way to the first and second floor apartments. Private number 19 door is found on the second floor landing area.

Entrance Hallway

12' x 4'3" (3.66m x 1.30m)

Decorative exposed brick effect wall, decorative wood effect pallet style flooring, loft access via the hatch area, and a storage cupboard (2'8" x 2'10") Doors off the hallway to all rooms except the kitchen and en-suite shower room.

Lounge

16'3" x 12' (4.95m x 3.66m)

Double glazed window to the side, radiator, decorative exposed brick effect to one wall. Modern open plan living design opening to:-

Kitchen

9'9" x 8'10" (2.97m x 2.69m)

Range of modern white high gloss design wall mounted and floor standing base units incorporating open corner display wall unit. Wood effect work surfaces with a matching up-stand (to the work top area), incorporating a stainless steel effect sink and drainer with a mixer tap over. Appliances built in consist of an under unit Hotpoint oven, with a four burner Hotpoint gas hob over, stainless steel effect splash back below the stainless steel effect Hotpoint extractor above. Hotpoint washing machine, Hotpoint dishwasher, and a Hotpoint fridge/freezer. Partly tiled grey brick design walls with a chrome effect trim, grey high gloss effect wood design flooring, a radiator and a double glazed window to the side. The kitchen also has the benefit of a separate island area with matching white high gloss units below and a stone effect work surface over creating additional work top space/storage if required. The boiler is concealed in one of the wall units creating a flush look to the kitchen.

Bedroom One

13'11" x 12'8" (4.24m x 3.86m)

Double glazed window to the side, and a radiator. Door to:-

En-Suite Shower Room

8'3" x 4'3" (2.51m x 1.30m)

Suite comprised of a tiled shower cubicle with a boiler fed shower inset, and sliding access doors, low flush WC and a pedestal wash hand basin. Further tiling to splash prone areas and to the window sill area. Radiator, shaver point, light operated extractor to the ceiling, ornate design tile effect flooring and a double glazed window to the rear

Bedroom Two

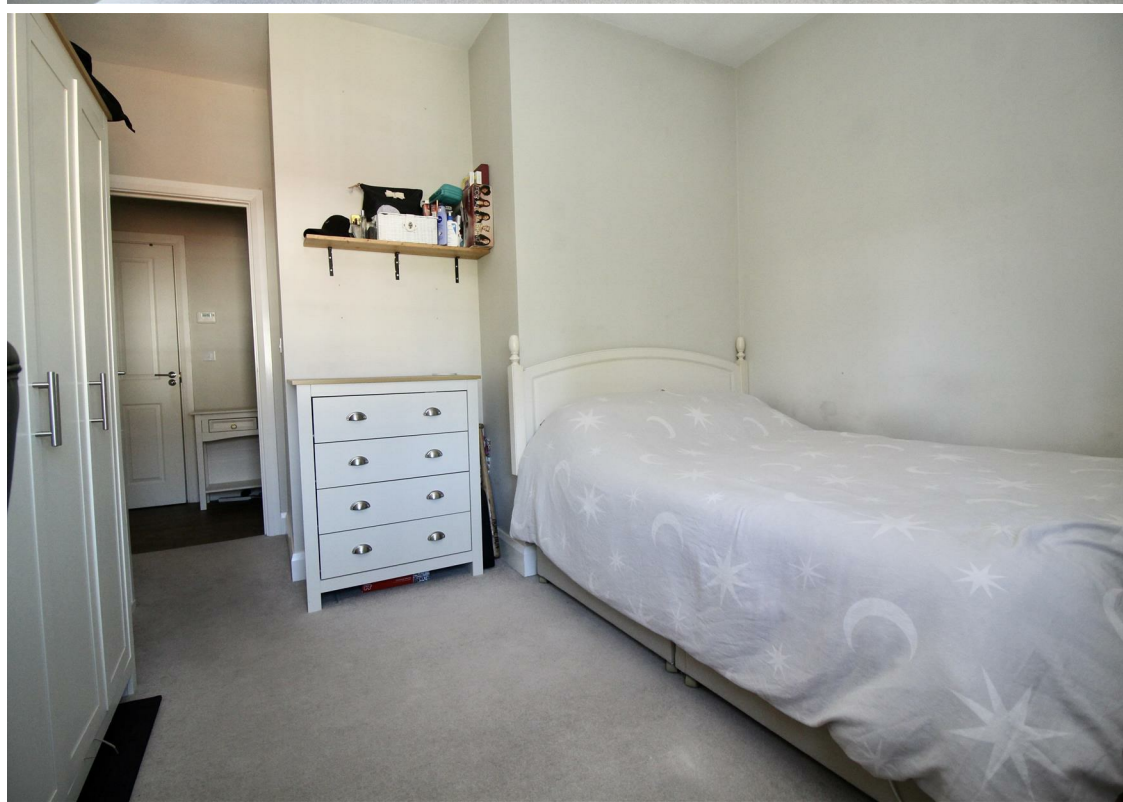
11'4" x 12'8" max 8' min (3.45m x 3.86m max 2.44m min)

Double glazed window to the side, and a radiator.

Main Bathroom

6'2" x 8'5" (1.88m x 2.57m)

Suite comprised of a panelled bath with a boiler fed shower unit over and shower screen to the side, low flush WC, and a pedestal wash hand basin. Tiling to splash prone areas, radiator, shaver point, light operated extractor to the ceiling, and ornate design tile effect flooring.



OUTSIDE

Communal Garden Area

The rear garden area is accessed via the gated area to the right hand side of the main building area. and offers a garden laid mainly to lawn with mature shrubbery flower bed borders.

FURTHER INFORMATION

There are communal bin areas for residents use

We are advised the council tax band is B - Which is £1975.16 per annum

The property has 100+ years remaining on the lease

Ground Rent is £200 payable January and July

Service Charge is £2061.50 per annum

OfCom Mobile

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 and variable in-home

O2 Good outdoor

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- 87%

O2 76%

Three 78%

Voda 82%

Performance scores should be considered as a guide since there can be local variations.

OfCom Broadband

STANDARD - Highest available download speed - 7 Mbps. Highest available upload speed - 0.8 Mbps - Availability Good

SUPERFAST Highest available download speed - 80 Mbps - Highest available upload speed - 20 Mbps - Availability Good

ULTRAFAST- Highest available download speed Not Available Highest available upload speed - Not Available

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

