

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Deceptively spacious two bed, detached bungalow
- Master benefitting from box window and built-in wardrobes
- Dining room / family room
- Imposing lounge having electric coal fire
- Superb rear conservatory
- Recently refitted Wren breakfast kitchen
- Modern and stylish shower room
- Substantial block paved drive to fore
- Impressive and low-maintenance rear garden with artificial grass
- Single garage
- Set in a prime, sought-after location



4 WATER ORTON LANE, MINWORTH, B76 9BU ~ Offers around £360,000

Set upon an enviable and substantial plot, this delightfully decorated and tastefully modernised two bed detached bungalow offers surprisingly spacious living proportions, together with prime position. Offering a remodelled and recently re-fitted shower room and kitchen, the property benefits from thoughtfully-planned spaces to suit a variety of prospective purchasers. The local area benefits from parks, public houses and restaurants, as well as a variety of essential shopping amenities, all accessible on foot. Readily available bus services are also obtainable within walking distance and give access to surrounding retail parks, including Minworth, The Fort and Sutton Coldfield town centre. Benefitting from gas central heating and PVC double glazing (both where specified), the property currently comprises; impressive and deep entrance hall, access is given to all rooms via timber doors and open into a superb fitted breakfast kitchen, imposing lounge having a fabulous, sun-soaked rear conservatory accessible via sliding patio doors, modern and attractive shower room, two impressively proportioned bedrooms, the master benefitting from a box window to fore and built-in sliding mirrored wardrobes, the second bedroom is accessed through a family / dining room. Externally, a considerable, block-paved drive gives access to a single garage, having 70:30 split door; to the rear, a low-maintenance yet incredibly well-maintained patio and artificial grass with mature shrubs lining the perimeter. To fully appreciate the accommodation on offer and its true proportions, we highly recommend internal inspection. Council Tax Band D, EPC Rating D

Set back from the road behind an imposing block-paved drive, access is gained into the accommodation via a PVC double glazed obscure door with windows to side, into:

ENTRANCE HALL:

Doors radiate to kitchen, lounge, shower room, and bedroom one, access given into dining room / family room, radiator

FITTED BREAKFAST KITCHEN: 15'3 x 9'0:

PVC double glazed window and door to rear, matching Wren wall and base units with integrated fridge, having part freezer section, further low level integrated freezer, recess for washing machine and gas cooker, edged granite work surfaces with one and a half stainless steel sink drainer unit, breakfast bar with space for stools, panelled splashbacks, radiator, doors open to hall

IMPRESSIVE FAMILY LOUNGE: 15'4 x 12'3:

PVC double glazed sliding doors lead into conservatory, electric coal-effect fire set on a granite hearth, having matching surround and mantel over, radiator and door to hall

REAR CONSERVATORY: 12'2 x 8'3:

PVC double glazed windows and French doors open to rear, tiled flooring, sliding patio doors open back into lounge

DINING ROOM / FAMILY ROOM: 10'1 x 9'0:

PVC double glazed window to side, radiator, access to hall, and door gives access to bedroom two

BEDROOM ONE: 12'3 x 11'4:

PVC double glazed box window to fore, built-in sliding mirrored wardrobes, radiator and door to hall

BEDROOM TWO: 12'3 x 10'10:

PVC double glazed window to fore, radiator and door to dining / family room

SHOWER ROOM:

PVC double glazed obscure window to side, suite comprising vanity wash hand basin and low level WC, convenient step-in shower having glazed splash screen to side, panelled splashbacks, radiator, doors open to storage and door opens to hall

REAR GARDEN:

A cobble-print patio leads to artificial lawn, well-maintained shrubs and bushes line the perimeters, with access being gained back into the accommodation via PVC double glazed doors into conservatory and kitchen, a side glazed door gives access into:

GARAGE: 17'5 x 8'2: (Please check the suitability for your own vehicle use)

70:30 split door opens to front drive



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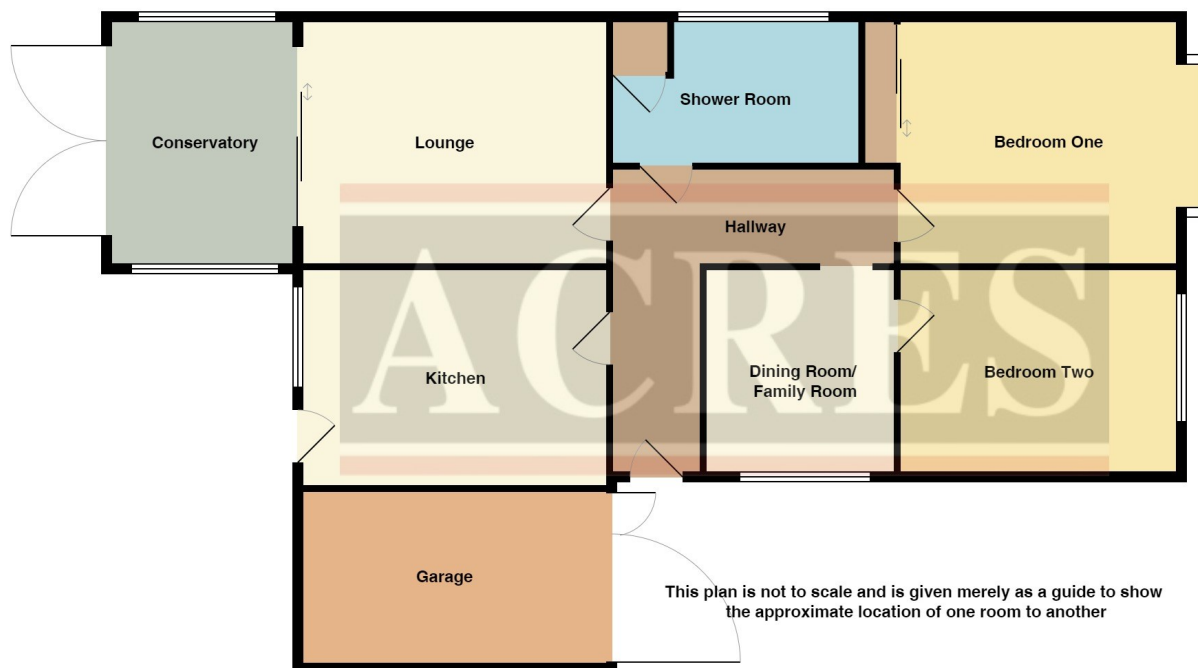
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

TENURE: We have been informed by the vendors that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: D

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		