



**27 NEW ROAD, WATER ORTON, B46 1QP**

## OFFERS AROUND—£725,000

Nestled among a quartet of similarly distinguished residences and steeped in historical significance, this enchanting Victorian semi-detached, four bedroomed family home stands out as a beacon of timeless elegance. With its double frontage, expansive & extended interiors, together with captivating charm, this freehold property offers a truly unique living experience. Positioned within walking distance of well regarded schooling for all ages, local shopping amenities are also accessible on foot and provide ease of access to daily essentials. Commuter links are in abundance and can be obtained via the cross city rail line at Water Orton station and readily available bus services on New Road. Having the added benefit of a house alarm and gated, secure parking space to side, internal rooms currently briefly comprise: deep and welcoming entrance hall, renewed internal doors lead to a considerable, dual aspect lounge having wood burning fire, bay window to fore and patio doors advancing to rear garden, further doors from hall provide access into a dining room, recently renovated and mobility friendly shower room, wet cellar, and a superb, imposing fitted breakfast kitchen. A glazed door opens to a delightful rear conservatory and attractive utility. To the first floor, four double bedrooms are offered with the master boasting dual aspect and a renewed en-suite shower room, a matching, impressive shower room serves all other bedrooms. Externally, a multivehicular, block paved drive is offered having security bollards and purpose built brick wall with well manicured bushes and plants to perimeter, a 50/50 split gate opens to a secure parking area suitable for one vehicle (please check suitability for your own) and leads into garage. To the rear, a variety of gravel, block paving, lawn and plant lined borders are offered and compliment a garden room suitable for guests or entertaining. To fully appreciate the extent of modernisation, the character and opportunity for personalisation presented within, we highly recommend internal inspection.

Upon entering, one is immediately struck by the grandeur of the home, where history and modernity intertwine seamlessly. The generously proportioned living spaces have been thoughtfully extended to provide ample room for both relaxation and entertainment. From intimate family gatherings to lavish soirées, this home offers versatility and comfort in equal measure. Sweeping internal accommodation and substantial ceiling heights deliver stereotypical features befitting of the Victorian period, showcasing the artisanal skill of a bygone generation.

Continuing outside, a meticulously landscaped garden provides an idyllic backdrop for outdoor leisure and entertainment. Vegetable patches, varying dining areas and privacy ensure memorable moments in this sun soaked garden.



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One of four in this position and steeped in historical value, this double fronted, incredibly spacious and captivating, freehold, Victorian four bedroomed semi detached family home offers generous and extended living proportions together with modern and contemporary decoration throughout.

Set back from the road behind a multi-vehicular block paved drive, behind a purpose-built brick wall having security bollards, integrated, well-manicured shrubs and bushes line the perimeters with access being gained into the accommodation via a:

**CANOPY PORCH:** Having Solidoor leading into:

**ENTRANCE HALL:** A PVC double glazed door with window to side gives access to rear garden, internal doors open to a substantial fitted breakfast kitchen, dual-aspect considerable lounge, dining room, shower room and wet cellar, radiators, stairs off to first floor, carpet well having entrance mat.

**FAMILY LOUNGE: 19'4 x 13'11:** PVC double glazed bay window to fore having patio doors leading to rear garden, an open wood fire set upon a tiled hearth having period surround and mantel over, radiators, internal door gives access back to entrance hall.

**DINING ROOM: 13'10 x 13'8:** PVC double glazed bay window to fore, decorative fireplace having stone surround, hearth and mantel over, radiator, space for dining table and internal door gives access back to entrance hall.

**IMPOSING FITTED BREAKFAST KITCHEN: 23'11 x 11'9:** PVC double glazed windows lead to rear garden, matching wall and base units with a combination of drawers, doors and glazed eye level units, recesses for American-style fridge / freezer, integrated oven with grill over and dishwasher, edged granite work surfaces having an inset stainless steel sink unit with grooves cut to side, matching upstands and under-counter lights, a focal kitchen island compliments the outer units and work surfaces providing space for a four ring electric induction hob having extractor canopy over and inset pop-up power supply, Perspex splashbacks, radiator, space for breakfast table and seating to breakfast bar, internal doors give access to entrance hall and utility, PVC double glazed door opens to:

**REAR CONSERVATORY: 14'10 x 11'2:** PVC double glazed windows and patio doors lead to rear garden, PVC double glazed door opens back to fitted breakfast kitchen.

**UTILITY: 11'10 x 9'4:** PVC double glazed windows to rear having cottage-style door to side, matching wall and base units with recesses for American-style fridge / freezer and washing machine, roll edged work surfaces with stainless steel sink drainer unit, internal door gives access back to kitchen and door to garage.

**DOWNSTAIRS SHOWER ROOM:** PVC double glazed obscure window to side, suite comprising step-in shower cubicle with glazed splash screen to side, vanity wash hand basin & low level WC, panelled splash backs, ladder style radiator, useful mobility assisting wall handrails, door gives access back to entrance hall.

**STAIRS & LANDING:** PVC double glazed windows to rear, radiator, doors give access to four double bedrooms and a family shower room.



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





**BEDROOM ONE: 19'5 x 13'11:** PVC double glazed windows to fore, having bow window to rear, fitted wardrobes to chimney breast recesses, period style decorative fireplace, radiator, internal doors give access back to landing and into:  
**ENSUITE SHOWER ROOM:** PVC double glazed obscure window to fore, suite comprising step-in shower cubicle with glazed splash screen to side, vanity wash hand basin and low level WC, contrasting panelled splashbacks, vertical radiator, door back to bedroom.

**BEDROOM TWO: 14'1 x 14'0:** PVC double glazed window to fore, period style decorative fireplace having matching surround, radiator, door back to landing.

**BEDROOM THREE: 12'4 x 12'3:** PVC double glazed window to rear, radiator, door back to landing.

**BEDROOM FOUR: 10'10 x 8'2:** PVC double glazed window to side, radiator, door back to landing.

**FAMILY SHOWER ROOM:** PVC double glazed obscure window to side, suite comprising step-in shower cubicle with glazed splash screen to side, vanity wash hand basin and low level WC, ladder style radiator, contrasting panelled splashbacks, door back to landing.

**REAR GARDEN:** A substantial rear garden is offered providing a mixture of gravel, lawn, paving and well-manicured garden borders, as a result of the rear garden's size, a vegetable patch, chicken cage, multiple seating areas and even a garden room are offered; access is gained back into the accommodation via PVC double glazed doors into lounge, rear conservatory, utility and entrance hall.

**REAR GARDEN ROOM: 13'0 x 9'8:** PVC double glazed doors provide access into the accommodation with windows to side, power and lighting is provided, PVC double glazed window leads to the rear of the building.

**GARAGE: 13'1 x 8'10:** (Please check suitability for your own vehicle use)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



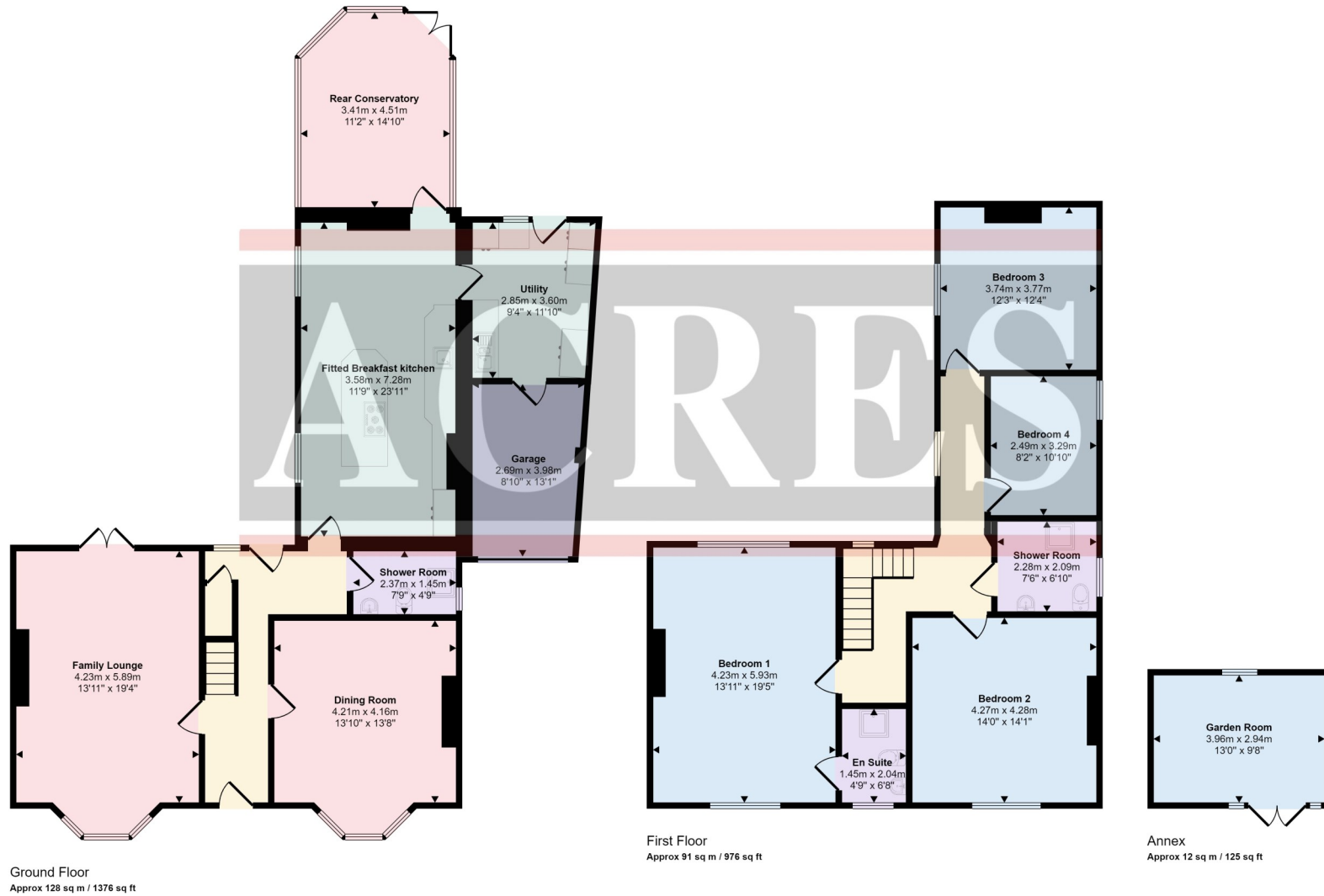
Council Tax Band: F



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.

Approx Gross Internal Area  
230 sq m / 2478 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.