

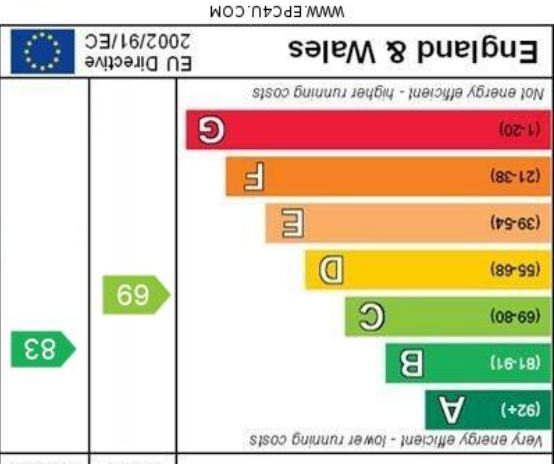
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyor.



Walmley | 0121 313 1991



- A BEAUTIFULLY PRESENTED EXTENDED PERIOD COTTAGE RESIDENCE
- ATTRACTIVE THROUGH LOUNGE WITH LOG BURNING STOVE
- SUPERB OPEN PLAN KITCHEN DINER
- THREE BEDROOMS
- LUXURY RE-APPOINTED FAMILY BATHROOM
- GOOD SIZED LOW MAINTENANCE LANDSCAPED ENCLOSED REAR GARDEN



6 Water Orton Lane, Minworth, Sutton Coldfield, B76 9BU

Offers In Excess Of  
£380,000





## Property Description

MUST BE VIEWED INTERNALLY. This beautifully presented extended cottage residence occupies this sought after village location, close to amenities including local schools and shops and public transport on hand and transport links providing into Sutton Coldfield, Birmingham City Centre and motorway connections. The accommodation has been extended and undergone many cosmetic improvements, to a high specification throughout and can be approached via a vestibule reception hallway and comprises an attractive through lounge with feature log burning stove, extended open plan kitchen/diner, guest cloakroom, landing, three bedrooms - master with feature Juliette balcony, luxury reappointed family bathroom. Outside to the rear there is a good-sized beautifully maintained landscaped, enclosed rear garden with home garden office. There is a driveway to the side of the property giving access to a carport at the rear of the property providing off road parking. Internal viewing of this property is highly recommended to appreciate the standard of the accommodation on offer.

Outside to the front the property occupies a pleasant position set back behind a neat low maintenance shingle fore garden with wrought iron fencing to perimeter, access via a wrought iron gate with shrubs and trees, driveway leading round to the side of the property providing off road parking to the rear.

**CANOPY PORCH** Two canopy porches with double glazed doors giving access to the property with external lighting.

**WELCOMING RECEPTION HALLWAY** Approached by a composite leaded effect double glazed reception door with radiator, stair case and balustrade leading off to first floor accommodation, door leading through to lounge.

**THROUGH LOUNGE** Lounge Area: 13' 08" x 11' 10" (4.17m x 3.61m) Focal point to room is a feature fire place with inset cast iron log burning stove, coving to ceiling, with Karndean flooring, useful built in storage cupboard, radiator and double glazed windows to front and rear elevation. Dining Area: 09' 02" x 7' 06" (2.79m x 2.29m)

**SUPERBLY EXTENDED OPEN PLAN KITCHEN/DINING ROOM**

**KITCHEN AREA** 10' 10" x 9' 10" (3.3m x 3m) Having base units with solid wood work top surfaces incorporating inset double porcelain sink unit with hose style mixer tap, space for range cooker with stainless steel splash back with double extractor hood over, space for fridge and further appliances, door leading through to ground floor shower room/utility and opening through to dining area.

**DINING AREA** 18' 10" x 9' 02" (5.74m x 2.79m) Having three double glazed windows to side elevation, space for dining table and chairs, two radiators, double glazed French doors giving access to rear garden and door leading through to further vestibule entrance hallway.

**VESTIBULE ENTRANCE HALLWAY** With timber framed leaded glazed door to front, useful built in storage cupboard and door leading off to guest cloakroom

**GUEST CLOAKROOM** Having low flush WC, wash hand basin, radiator and opaque double glazed window to front elevation.

**UTILITY ROOM/GROUND FLOOR SHOWER ROOM** Having space and plumbing for washing machine and further appliances, wood flooring, radiator, shower cubicle with tiled surrounds with electric shower, further useful storage space.

**FIRST FLOOR LANDING** Being approached by a staircase from reception hallway, with spindle balustrade, with access to boarded loft space via pull down ladder and doors leading off to bedroom and bathroom.

**BEDROOM ONE** 13' 10" x 9' 02" (4.22m x 2.79m) Being a dual aspect room with two double glazed windows to side, built in double wardrobe, stripped wooden floorboards, two radiators and double glazed French doors leading out to Juliette balcony with superb views over the rear garden and open aspect views to the playing fields behind.

**BEDROOM TWO** 13' 06" x 10' 04" (4.11m x 3.15m) Having double glazed window to front, chimney breast with feature cast iron fire place, coving to ceiling, useful built in wardrobes, cabin style storage cupboards above, laminate flooring, radiator and double glazed window to front elevation.

**BEDROOM THREE** 11' 09" x 8' 09" (3.58m x 2.67 m) Having coving to ceiling, laminate flooring, radiator and double glazed window with superb views over the rear garden and open aspect views over the playing fields behind.

**FAMILY BATHROOM** Being superbly reappointed with an antique style white bathroom suite with a free standing roll top bath with clawed feet and feature chrome mixer tap with shower attachment, low flush WC, pedestal wash hand basin, coving to ceiling, radiator, extractor, two opaque double glazed windows to front elevation and opaque double glazed window to side elevation.

**OUTSIDE** To the rear there is a beautifully maintained low maintenance, landscaped rear garden with full width block paved patio, with pathway extending round to the side of the property, gated access to the side, useful brick out houses comprising garden store, low maintenance Astro turf lawned garden with well maintained planted borders, fencing to perimeter, variety of shrubs and trees, further paved sun terrace to the top of the garden, timber framed garden Summer house/home office, remote control garden awning. To the side of the property there is a driveway that is owned by the property that gives access to the rear, offering off road parking and a car port.

**SUMMER HOUSE/HOME OFFICE** 12' 03" x 8' 11" (3.73m x 2.72m) Approached by a glazed door to front with window to front, with light and power and internet access.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - for EE limited availability for Three, O2 & Vodafone and data no availability for EE & O2 limited availability for Three & Vodafone  
Broadband coverage -  
Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.  
Broadband Type = Superfast Highest available download speed 74 Mbps. Highest available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area:- Openreach & Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.  
Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.  
BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

**TENURE**  
The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

**GREEN AND COMPANY** has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate. If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

