



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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25 Water Orton Road, Castle Bromwich, Birmingham B36 9ER

Asking price £399,950

REDUCED BY £25,000 A superior and extended, freehold 3 (double) bedroom semi, with an extended rear lounge and breakfast kitchen. Other benefits include gas central heating, Upvc double glazing, a wide side garage and large rear garden.

An outstanding family home. Virtual Tour Now Available Online.



Water Orton Road continuation of Chester Road running through Castle Bromwich Village and leads into Water Orton.

Number 25 is located just opposite The Green in one of the most sought after locations in the Castle Bromwich area.

The property stands well back from the roadway behind a neat lawned foregarden, with enlarged block paved vehicular driveway, that provides off road parking space to the front as well access to the side garage.

The property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof with substantial full height bay to the front elevation.

A full width single storey brick built extension has been erected to the rear of the property.

THE INTERNAL ACCOMMODATION

ON THE GROUND FLOOR

ARCHED RECESS PORCH

Quarry tiled floor.

UPVC composite front door leading to

SPACIOUS RECEPTION HALL

Single pane central heating radiator.

Off

FITTED CLOAKROOM

Low flush w.c. wash hand basin, single panel central heating radiator. UPVC double glazed window.

ATTRACTIVE SITTING ROOM (FRONT)

16'5 into bay x 10'9 (5.00m into bay x 3.28m)

UPVC double glazed bay window, single panel central heating radiator. Brickette feature fireplace with quarry tiled hearth and mantle.

EXTENDED LOUNGE (REAR)

21'1 x 10'10 (6.43m x 3.30m)

UPVC double glazed window, 2 twin panel central heating radiators, brickette feature fireplace with quarry tiled hearth and mantle.

EXTENDED BREAKFAST KITCHEN (REAR)

23'4 x 10'8 (7.11m x 3.25m)

Ceramic tiled floor. An extensive range of fitted wall and base fitted kitchen units. Kingswood 4 ring electric hob with matching fitted double oven. UPVC double glazed door and window, 2 twin panel central heating radiators. Full height pantry. UPVC double glazed door front and rear, with the front one leading to a second enclosed porch.

ON THE FIRST FLOOR

RETURN STAIRCASE WITH BEAUTIFUL LEADED LIGHT WINDO

Leading to

LANDING

Single panel central heating radiator. Loft access.

BEDROOM 1 (FRONT)

17'3 x 10'10 (5.26m x 3.30m)

UPVC double glazed bay window, single panel central heating radiator, Enclosed single door wardrobe. Built in 2 double door and a single door wardrobe with 3 double door and a single door bonnet cupboard over.

BEDROOM 2 (REAR)

14'8 into rear bay x 10'10 (4.47m into rear bay x 3.30m)

UPVC double glazed rear bay window, single panel central heating radiator.

BEDROOM 3 (REAR)

16'1 max x 12'8 min x 7'4 (4.90m max x 3.86m min x 2.24m)

UPVC double glazed window, single panel central heating radiator. Large double door and single door enclosed wardrobes entering the eaves of the roof, matching fitted dressing table.

MAJORITY TILED BATHROOM

8'1 x 6'3 (2.46m x 1.91m)

Panelled in bath with enclosed shower fitment, pedestal wash hand basin, low flush w.c. single panel central heating radiator, UPVC double glazed window.

OUTSIDE**SIDE**

Boiler room housing the modern gas fired central heating boiler.

SIDE GARAGE

18'4 x 7'6 (5.59m x 2.29m)

Plumbing for automatic washing machine, metal door entrance to the front with additional door at rear.

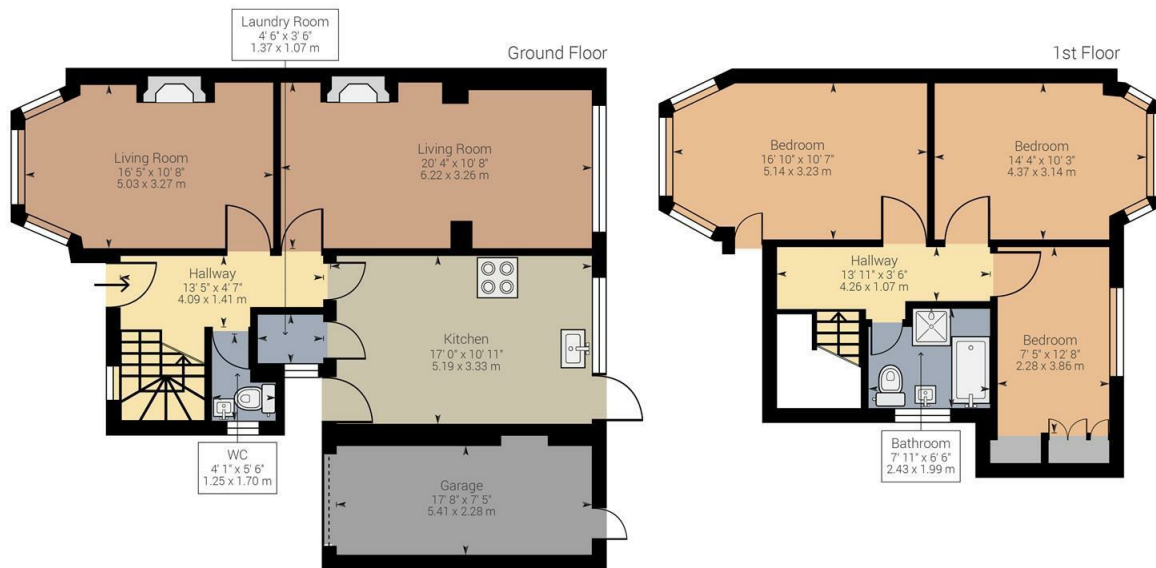
Full width paved patio.

Large lawned rear garden with attractive borders and timber garden store.

COUNCIL TAX BAND:

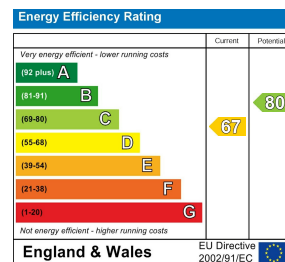
This Property falls into Solihull Council Tax Band E Council Tax Payable Per Annum £2,104.24 Year 2020/21





While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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TENURE: We are advised that the property is Freehold, however we are seeking formal confirmation of this from our Vendor Client's Solicitors.

SERVICES: Mains drainage, gas, electricity and water are connected together with gas fired central heating and telephone, subject to BT/ Cable Regulations

VIEWING: By appointment with the Vendors Agents, Messrs Alex Smith and Company on 0121 784 6660 (Hodge Hill)

PROPERTY MISDESCRIPTION ACT: The Agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose. The Purchaser should obtain verification through their Solicitor or Surveyor.



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