# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- EXTENDED HOME & GARDEN
- Four beautiful bedrooms
- Master with 'his & hers' en-suite
- Well appointed family bathroom
- Family lounge with dual sided log burner
- Adjoining dining & family room
- Fitted breakfast kitchen, utility & guest WC
- Sweeping, manicured rear garden
- Multivehicle drive to fore with EV charging
- Double garage





## *MICKLE MEADOW, WATER ORTON, B46 1SN - O.I.R.O £550,000*

A SUPERBLY EXTENDED & COMPREHENSIVELY RENEWED 4-BEDROOM FAMILY HOME, OCCUPYING A HIGHLY DESIRABLE CORNER, END-OF-ROAD POSITION IN THE HEART OF WATER ORTON. Mickle Meadow is an exceptional family home offering superb internal proportions, meticulous attention to detail & an enviable position in this highly regarded village. Having been extensively extended & comprehensively renewed by the current owners, the property is an obvious head-turner for purchasers seeking a premium suburban home with nothing left to do but move in. The location is equally appealing, within easy walking distance of Water Orton High Street with its range of everyday amenities, eateries & local public house. Readily available bus services and the cross-city rail line provide excellent commuting links towards Birmingham City Centre & beyond. Benefitting from gas central heating & PVC double glazing, where specified, the accommodation briefly comprises a generous family lounge featuring a superb dual-sided log-burning stove, which radiates into the adjoining rear dining room. An impressive extended family room enjoys an abundance of natural light from the skylights, whilst a beautifully appointed breakfast kitchen, useful utility & guest cloakroom/WC complete the ground floor. To the 1st floor are 4 beautifully proportioned bedrooms. The master bedroom is a true master, extending to just over 22' in length and featuring a stylish 'his & hers' en-suite shower room. 3 further generous bedrooms are served by a well-appointed family bathroom. Externally, a substantial multi-vehicle driveway provides ample off-road parking & leads to the property & detached double garage, which benefits from an Ohme EV charger. The rear garden is a particular highlight, having been extended through the purchase of additional land & subsequently transformed with magnificent landscaping to create a superb outdoor space. Mickle Meadow is a truly special family home & we highly recommend internal inspection. EPC C.

Set back from the road behind a multi vehicle block paved drive with EV charging point, access is gained into the accommodation via a PVC double glazed obscure door with windows to side into:

ENTRANCE HALL: 11'03 x 5'04: Space is provided for cloaks storage, fitted storage units, radiator, stairs off to first floor, door to storage and door to:

FAMILY LOUNGE: 16'03 x 11'02: PVC double glazed window to fore, space for complete lounge suite, recesses are provided for shelving, a fitted 8kW Chesneys log-burning stove set upon a stone hearth is provided, radiator, door back to entrance hall and access is provided to:

REAR DINING ROOM: 19'02 (through to extended family area) x 18'07 max / 9'05 min: Space is provided for a dining table and chairs, as well as office / study space, a fitted 8kW Chesneys log-burning stove is accessible, set upon a stone hearth and being open to the family lounge, door to storage, access is provided to a fitted breakfast kitchen, back to family lounge and to:

EXTENDED FAMILY ROOM: 17'08 x 8'05: PVC double glazed French doors with windows to side open to rear garden, Velux skylights over, space is provided for a complete family lounging suite, obscure glazed window to side, access is provided back to dining area.

FITTED BREAKFAST KITCHEN: 15'08 x 10'06: PVC double glazed windows and French doors open to garden, matching wall and base units with integral oven set up with microwave, oven and plate warmer, integral dishwasher, recess for a free-standing American-style fridge / freezer, edged granite work surfaces with inset one and a half sink drainer unit, five ring gas hob having extractor canopy over, matching upstands and splashbacks, under wall unit spotlights, recess is provided to a kitchen island for breakfast stools, tiled flooring having gas-powered under-floor heating, access is provided back to dining area with a door opening to:

UTILITY: 11'04 x 10'06 max / 3'07 min: PVC double glazed door opens to rear garden, matching base units with recesses for a washing machine and dryer, edged granite work surfaces with a stainless steel Franke unit, matching upstands, tiled flooring having gas-powered under-floor heating, door back to breakfast kitchen, door to double garage and to:

GUEST CLOAKROOM / WC: PVC double glazed obscure window to side, suite comprising vanity wash hand basin and low level WC, tiled flooring, door back to utility.

STAIRS & LANDING TO FIRST FLOOR: A split landing gives access to four bedrooms and a family bathroom.

BEDROOM ONE: 22'03 x 10'06: PVC double glazed window to fore having Juliet balcony doors opening to rear garden, space for double bed and complementing suite, fitted wardrobe, recess for dressing area, radiator, door back to landing and a further door opens to:
FITTED HIS & HERS ENSUITE SHOWER ROOM: 10'06 X 7'02: PVC double glazed obscure window to rear, suite comprising walk-in shower cubicle with glazed splash screen door to side, vanity unit offering his & hers wash hand basins, low level WC, ladder style radiator and further radiator, tiled splashbacks, door back to bedroom.

BEDROOM TWO: 11'05 x 10'06: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 11'02 x 9'05: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door to storage and door back to landing.

BEDROOM FOUR: 8'07 x 6'00 max / 3'08 min: PVC double glazed window to fore, space for bed and complementing suite, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising P-shaped bath with glazed splash screen door to side, vanity wash hand basin and low level WC, radiator, tiled splashbacks, door back to landing.

REAR GARDEN: A block paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes have been immaculately maintained and privatise the home's border with access being given back into the home via doors to kitchen and to extended family room, a further single door opens to utility.

DOUBLE GARAGE: 21'02 x 18'04 max / 11'04 min: (please check suitability for your own vehicle): Up and over electric garage door to fore, PVC double glazed obscure windows to sides, internal door opens to utility.











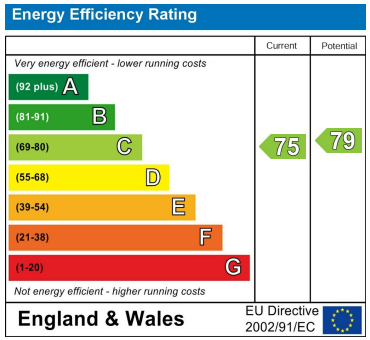

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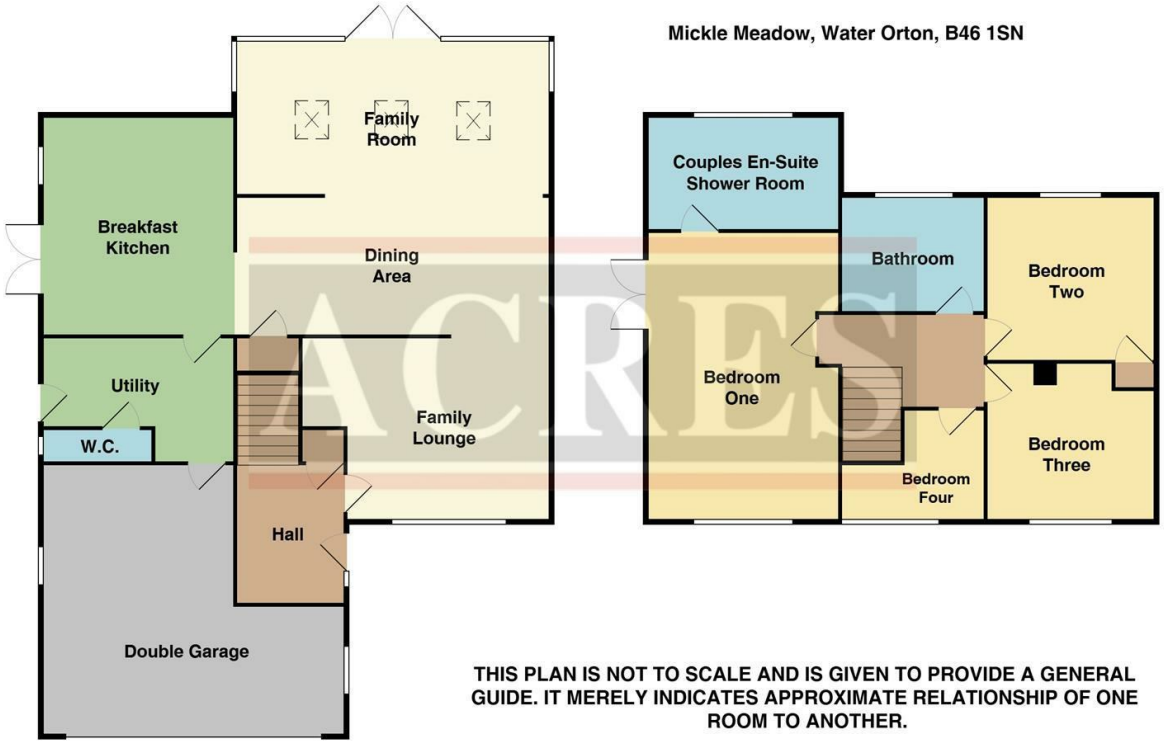
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D COUNCIL : North Warwickshire BC

VIEWING: Highly recommended via Acres on 0121 313 2888






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.