



## 54 Watford Road

Cotteridge, Birmingham, B30 1PD

Asking Price £310,000

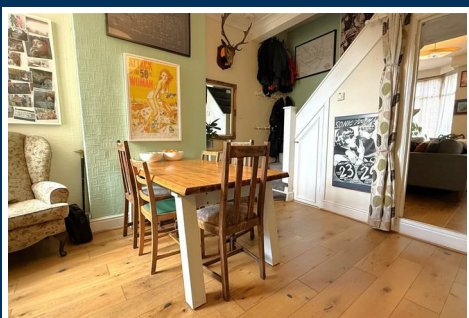




**\*A Funky and Spacious Four-Bedroom Home Over Three Floors\*** This stylish terraced house offers plenty of room for modern family life, spread out across three well-designed storeys. It's got the space you need, the look you'll love, and a location that makes day-to-day living easy. Set in Cotteridge, right on the edge of Bournville, the home is perfectly placed for well-regarded schools including Kings Norton Girls' and King Edward VI Boys'. Cotteridge and Rowheath Parks are close by, giving you green space on the doorstep, while Cotteridge Village offers everyday shopping, cafés and local amenities.

A short walk or cycle takes you into Stirchley Village — one of Birmingham's most exciting suburbs, full of independent bars, coffee shops and restaurants. For commuters, Kings Norton and Bournville train stations are nearby, offering straightforward links into Birmingham City Centre. The University of Birmingham, Cadbury's Bournville site, and local hospitals such as the Queen Elizabeth and Royal Orthopaedic are also easy to get to, making this a really well-connected spot.

This is a great house with off road parking, four bedrooms and is ready to go! To book your viewing please call our Bournville sales office.



### Approach

From the front of the property there is a drive with off road parking leading to a wooden front entry door opening into;

### Living Room

15'3" (max) x 11'10" (max) (4.67 (max) x 3.61 (max))

With a double glazed bay window to the front aspect, ceiling light point with ceiling rose, cornice to ceiling, laminate wood effect floor covering, feature log burner fireplace with marble hearth, wooden surround and mantle piece and open walkway into:

### Dining Room

11'10" x 12'7 (3.61m x 3.84m)

With double glazed window to the rear aspect, ceiling light point with ceiling rose, central heating radiator, stairs gives rise to the first floor landing and door opening into:

### Kitchen

7'2" x 10'4 (2.18m x 3.15m)

With double glazed window to the side access, double glazed door giving access to the side return, ceiling light point, central heating radiator, a selection of wall and base units with work surfaces over incorporating stainless steel sink and drainer with hot and cold mixer tap, space for cooker, fridge freezer and washing machine, in-built extractor fan, tiling to walls, wood effect lino to floor and further door opening into:

### Ground Floor Bathroom

7'11" x 6'5" (2.42 x 1.96)

With double glazed obscured window to the side aspect, central heating radiator, ceiling light point, tiling to walls and newly laid flooring, panel bath

with hot and cold mixer tap and shower screen with shower attachment over, sink on pedestal with hot and cold mixer tap and push button low flush WC.

### First Floor Accommodation

From the dining area stairs gives rise to the first floor landing with ceiling light point, central heating radiator, stairs giving rise to the top floor and doors opening into:

### Bedroom One

8'11" x 10'11" (2.73 x 3.33)

With double glazed window to the front aspect, ceiling light point, central heating radiator and over stairs storage cupboard.

### Bedroom Two

With double glazed window to the rear aspect, central heating radiator, ceiling light point and feature fireplace.

### Bedroom Three

9'10" x 7'3" (3.02 x 2.23)

With double glazed window to the rear aspect, ceiling light point and central heating radiator.

### Bedroom Four

10'11" x 10'3" (3.34 x 3.14)

From the first floor landing stairs gives rise to bedroom four with double glazed window to the rear aspect,, ceiling light point, central heating radiator and door opening into:

### En-Suite Wet Room

8'2" x 6'7" (2.49 x 2.01)

With walk-in shower, push button low flush WC, sink on pedestal with hot and cold mixer tap, wall mounted light point, tiling to walls and floor and central heated chrome towel rail.

## Garden

The rear garden offers a neatly maintained lawn with well-stocked borders, mature planting and space for seating. A paved patio area provides room for outdoor dining, while a timber shed/log store adds useful storage. Enclosed by fencing and featuring hanging baskets and established shrubs, the garden provides a private and inviting outdoor retreat.







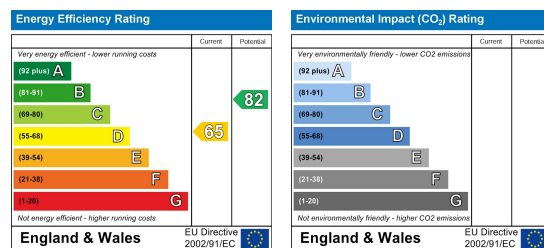
## Floor Plan



## Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.