



Connells

Wattville Road  
BIRMINGHAM





## Property Description

This three bedroom family homes offers the perfect opportunity to get you on the property ladder of even the next buy to let investment purchase. This property is situated within a quiet residential location just off the Holyhead Road. This offers excellent commute links into Birmingham City Centre along with easy access to J2 of the M5. West Bromwich town centre is a short distance away offering an array of shops and amenities also being close proximity to Birmingham City Centre.

The property briefly comprises of lounge, kitchen diner to the rear, three generously sized bedrooms, a family bathroom, large rear garden and parking available on the street.

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## Entrance Hall

Single glazed door to the front, arch to open plan lounge/diner.

## Lounge Area

12' excluding bay x 13' 4" ( 3.66m excluding bay x 4.06m )

Double glazed window to the front, radiator, TV and telephone points.

## Dining Area

14' x 13' 4" ( 4.27m x 4.06m )

Double glazed window to the rear and radiator.

## Kitchen

12' 3" x 8' 4" ( 3.73m x 2.54m )

Fitted kitchen compromising of a range of wall and base units with work surfaces over, splash back tiling, stainless steel sink and drainer, plumbing point, gas point, wall mounted boiler, double glazed window to the rear, door to WC and door to rear garden.

## Wc

Double glazed window to the rear, wash hand basin and WC.

## First Floor Landing

Stairs from dining area, double glazed window to the rear, loft access and doors to;

## Bedroom One

12' 6" x 11' 6" ( 3.81m x 3.51m )

Double glazed window to the front, radiator and built in wardrobe.

## Bedroom Two

10' 1" x 9' 6" ( 3.07m x 2.90m )

Double glazed window to the rear, radiator and built in wardrobes.

## Bedroom Three

8' 5" x 7' 6" ( 2.57m x 2.29m )

Double glazed window to the rear and radiator.

## Bathroom

Fitted corner bath with shower over, tiled throughout, wash hand basin, WC, radiator and double glazed window to the rear.

## Rear Garden

Grass lawn edged with bushes and shrubs. Side gated access.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WBW309972](http://connells.co.uk/Property/WBW309972)**

Tenure: Freehold



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