



Watt Road, BIRMINGHAM

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# Watt Road, BIRMINGHAM, B23 6ET

for sale offers in excess of  
**£270,000**



## Property Description

Positioned along Watt Road in Erdington, this deceptively spacious four-bedroom mid-terraced home offers a well-balanced blend of size, practicality, and location. Finished in neutral tones throughout and offered for sale with no upward chain, it provides an excellent opportunity for families and investors alike.

The ground floor offers two large reception rooms providing flexibility for living, dining, or working from home. To the rear, a modern fitted dining kitchen provides ample space for everyday use and entertaining, with access leading directly to the garden. The first floor features four bedrooms alongside a family bathroom, ensuring comfort and versatility across both levels.

Outside, the property enjoys a south-facing rear garden with patio and lawn, complete with gated access and a detached brick-built store. To the front, a paved driveway provides off-road parking. Watt Road remains well connected to local schools, shops, and transport links, offering convenient access into Birmingham city centre and nearby Boldmere.

## Porch

Enclosed porch leading into main hallway.

## Hallway

Welcoming hallway with stairs rising to the first floor and doors to both reception rooms.

## Front Reception Room

12' 6" x 11' 11" ( 3.81m x 3.63m )

Bright bay-fronted living space with feature fireplace and large window allowing natural light to fill the room

## Second Reception Room

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

Spacious second lounge or dining room with door leading through to the kitchen and under-stairs storage.

## Kitchen / Breakfast Room

20' 9" x 9' 4" ( 6.32m x 2.84m )

Modern fitted kitchen with a range of wall and base units, integrated appliances, and ample space for dining. Door providing direct access to the rear garden.



## Bedroom One

10' 10" x 10' 5" ( 3.30m x 3.17m )

Generous double bedroom positioned at the front of the property.

## Bedroom Two

12' 6" x 11' 9" ( 3.81m x 3.58m )

Double bedroom overlooking the rear garden.

## Bedroom Three

14' 2" x 9' ( 4.32m x 2.74m )

Rear-facing room ideal as a guest bedroom, study, or nursery.

## Bedroom Four

11' x 6' 8" ( 3.35m x 2.03m )

Front-facing single bedroom or potential home office.

## Family Bathroom

Modern suite comprising bath with shower over, wash basin, and WC, finished in neutral tiling.

## Rear Garden

South-facing rear garden featuring a patio and lawn area, fenced boundaries, and gated access. Includes a detached brick-built store to the rear.











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EPC Rating: D    Council Tax  
 Band: B

Tenure: Freehold

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