



Watwood Road, Birmingham





Property Description

A Fantastic Opportunity to Purchase a Well-Presented Three Bedroom Semi-Detached Home in a Sought-After Shirley Location. Located just a short stroll from Haslucks Green Road, this delightful three-bedroom semi-detached property offers an ideal blend of comfort, convenience, and connectivity. Perfect for families, first-time buyers, or commuters, the home is nestled within easy reach of a variety of local amenities including shops, supermarkets, cafés, and excellent transport links. The property is ideally positioned less than one mile from Shirley Train Station, providing direct access to Birmingham City Centre and Stratford-upon-Avon, making daily commuting a breeze.

Internally, the home offers spacious accommodation including a bright and airy living room diner, a well-equipped kitchen, utility/conservatory, three bedrooms, and a family bathroom. Externally, the property benefits from a private rear garden, off-road parking, rear garage, and potential for further enhancement (subject to planning).

Situated in a popular and established residential area, this is a must-see property that offers both lifestyle and location. Early viewing is highly recommended.

Lounge

9' 10" x 27' 2" (3.00m x 8.28m)

Double glazed bay window to front elevation, double glazed French doors to rear elevation, two central heating radiators.

Kitchen

5' 4" x 10' 4" (1.63m x 3.15m)

Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas cooker, space for appliances, tiled flooring, tiling to splash prone areas.

Lean To

Windows to side and rear elevations.

Bedroom One

10' 1" x 12' 6" into recess (3.07m x 3.81m into recess)

Double glazed window to rear elevation, central heating radiator, fitted wardrobes.

Bedroom Two

13' 10" into bay x 10' 1" (4.22m into bay x 3.07m)

Double glazed bay window to front elevation, central heating radiator, fitted wardrobes.

Bedroom Three

.6' 8" x 5' 4" (2.03m x 1.63m)

Double glazed window to front elevation, central heating radiator, fitted wardrobes.

Bathroom

Double glazed window to rear elevation, bath, W.C, wash hand basin, tiling to walls, spotlights.

Front Garden

Block paved driveway providing off road parking, walls and fencing to boundaries.

Rear Garden

Well maintained garden with patio area, laid to lawn, plants and bushes to borders, fencing to boundaries and access to garage at rear.

Garage

Door and window to front elevation and large double opening doors to rear elevation.









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

To view this property please contact Burchell Edwards on

T 0121 733 3553
E shirley@burchelledwards.co.uk

183 Stratford Road Shirley
 SOLIHULL B90 3AU

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHI208623



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SHI208623 - 0011