



Watt Road  
Birmingham

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### Property Description

Situated within a well-established residential area, this traditional mid-terrace property offers well-proportioned accommodation arranged over two floors, suited to first-time buyers, families, or investors.

The ground floor provides two separate reception rooms comprising a front living room and a rear dining room, offering flexible living and entertaining space. To the rear of the property is a fitted kitchen, positioned off the hallway and providing access to the garden.

The first floor offers two double bedrooms and a family bathroom, all accessed from the central landing. The layout is practical and balanced, lending itself well to owner occupation or rental use.

Externally, the property benefits from a rear garden, providing outdoor space to the rear. The location is conveniently placed for local amenities, transport links, and access to surrounding areas.

### Living Room

Front-facing reception room with window to the front elevation, providing space for seating and living furniture.

### Dining Room

Rear reception room offering space for a dining table and additional furniture, with window overlooking the rear garden.

### Kitchen

Fitted kitchen positioned to the rear of the property, offering a range of wall and base units, work surfaces, and space for appliances.

### Bedroom One

Double bedroom positioned to the front of the property with space for wardrobes and

bedroom furniture.

### Bedroom Two

Second double bedroom positioned to the rear, suitable for bedroom use or home working.

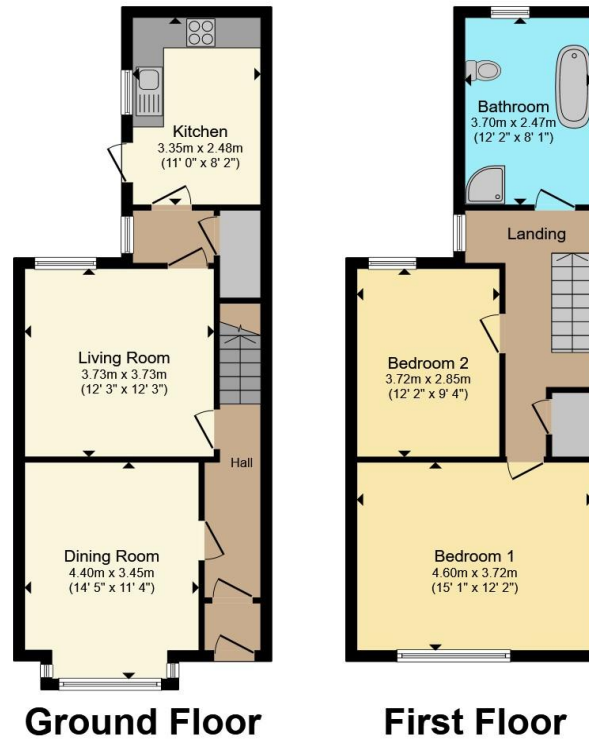
### Bathroom

Family bathroom fitted with a bath, separate shower enclosure, wash hand basin, and WC.









Total floor area 94.7 m<sup>2</sup> (1,019 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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EPC Rating: E Council Tax  
 Band: A

Tenure: Freehold

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