



Watt Road, Birmingham

burchell
edwards



Property Description

Burchell Edwards are delighted to offer this spacious mid terraced property situated on Watt Road, Birmingham. The property offers generous accommodation throughout and briefly comprises an entrance hall, two reception rooms and a fitted kitchen / diner to the ground floor, creating flexible living space ideal for modern family life.

To the first floor are three well proportioned bedrooms together with an additional room suitable for use as a nursery, dressing room or home office, alongside a family bathroom. Externally the property benefits from a rear garden and is conveniently positioned for access to Birmingham City Centre, local schooling, shops and transport connections, making it an excellent opportunity for both residential buyers and investors alike.

Entrance Hall

Accessed via front entrance door with stairs rising to first floor accommodation and doors leading off to;

Reception Room One

Positioned to the front of the property having bay window to front elevation.

Reception Room Two

Situated to the centre of the property offering flexible living or dining space.

Kitchen / Diner

Fitted with a range of wall and base units with work surface over incorporating sink and drainer unit, space for appliances and access to rear garden.

Bedroom One

Positioned to the front of the property.

Bedroom Two

Situated to the rear of the property.

Bedroom Three

Positioned to the rear of the property.

Bedroom Four

Ideal for use as a nursery, dressing room or home office.

Bathroom

Comprising bath, wash hand basin and low level WC









Total floor area 108.4 m² (1,167 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



To view this property please contact Burchell Edwards on

T 0121 373 6320
E erdington@burchelledwards.co.uk

Unit 3 Queens Court, Gravelly Hill Erdington
 BIRMINGHAM B23 6BJ

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/ERD206801



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: ERD206801 - 0002