



Watt Road, Birmingham

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Property Description

Occupying a substantial plot within a convenient Erdington location, this spacious semi-detached property offers exceptionally versatile family accommodation arranged across three floors. The generous layout includes two separate reception rooms, a breakfast kitchen, ground-floor shower facilities and five well-proportioned bedrooms.

Further benefits include a useful basement cellar, extensive garage, driveway parking and an impressive rear garden providing excellent outdoor space for families and entertaining. The size and flexibility of the accommodation make this an ideal purchase for larger or growing households.

Watt Road is well positioned for local shops, schools and regular bus services, with Erdington and Chester Road railway stations providing further connections towards Birmingham city centre and surrounding areas.

Lounge

14' 10" narrowing to 11' " x 11' 10" (4.52m narrowing to 3.35m x 3.61m)

Sitting Room

12' 11" narrowing to 11' 1" x 11' 11" (3.94m narrowing to 3.38m x 3.63m)

Breakfast Kitchen

17' 9" x 8' 10" (5.41m x 2.69m)

Bedroom One

12' 11" x 11' 11" (3.94m x 3.63m)

Bedroom Two

15' 7" x 13' narrowing to 11' 1" (4.75m x 3.96m narrowing to 3.38m)

Bedroom Three

11' 4" x 8' 2" (3.45m x 2.49m)

Bedroom Four

11' 5" x 8' (3.48m x 2.44m)

Bedroom Five

12' 10" x 11' 11" (3.91m x 3.63m)

Garage

23' 11" x 10' 1" (7.29m x 3.07m)









Total floor area 215.8 m² (2,323 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

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EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

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