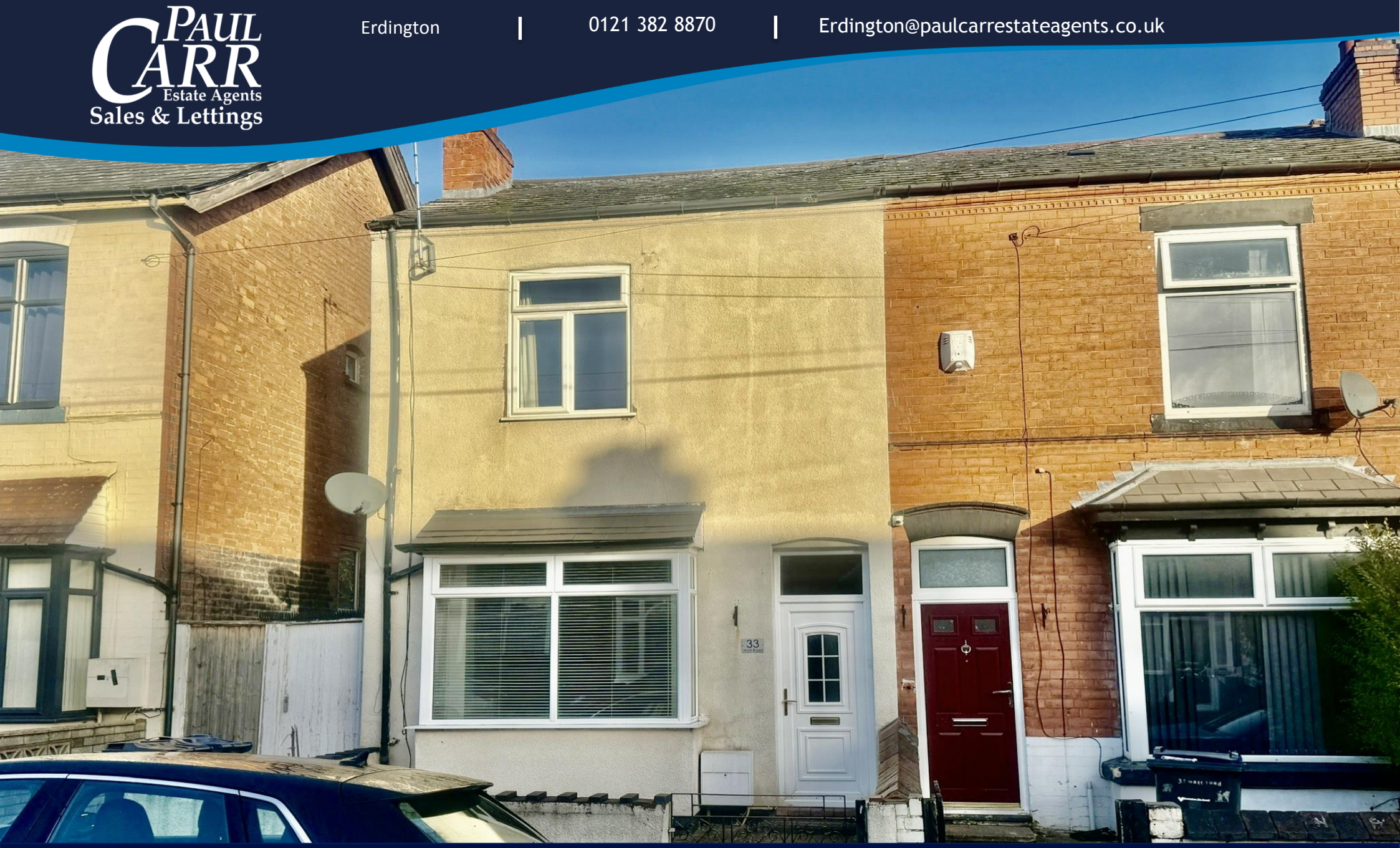
PAUL CARR Estate Agents Sales & Lettings

Erdington | 0121 382 8870 | Erdington@paulcarrestateagents.co.uk



Watt Road, Erdington
Birmingham, B23 6EU

£190,000

Erdington

£190,000

2 | 1 | 2

Conveniently located on a peaceful side road this characterful period semi-detached property retains many original features and sits within close proximity of a number of local amenities including shops, schools and transport links.

Accessed via a recessed porch the ground floor accommodation includes a pleasant hall with a Minton tiled floor leading to a lounge, separate dining room and modern style fitted kitchen.

To the first floor there are two well proportioned double bedrooms complimented by a fabulous bathroom with fitted suite including a bath and separate shower cubicle.

Outside, the house sits behind walled fore-garden with side access to the mature rear garden and patio.

An early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.

Property Specification

THIS SUPERBLY PRESENTED
PERIOD SEMI-DETACHED PROPERTY
BRIEFLY COMPRISES;

Porch

Hall

Lounge
4.18m (13'9") max x 3.44m (11'3")

Dining Room
3.67m (12') x 3.63m (11'11")

Kitchen
2.00m (6'7") x 0.20m (0'8")

Landing

Bedroom 1
4.54m (14'11") x 3.69m (12'1")

Bedroom 2
3.67m (12') x 2.84m (9'4")

Bathroom

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 4th June 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

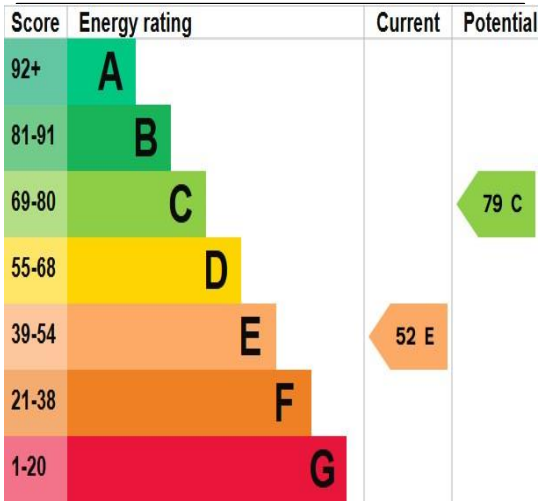
Services connected: Gas, electric, water and drainage
Council tax band: A
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Total area: approx. 91.0 sq. metres (979.3 sq. feet)

Energy Efficiency Rating



Map Location

www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk
The UK's number one property website
The Property Ombudsman