



Connells

Wattville Road
Birmingham



Property Description

This two bedroom family home offers the perfect opportunity to get you on the property ladder or even the next buy to let investment purchase. This property is situated within a quiet residential location just off the Holyhead Road. This offers excellent commute links into Birmingham City Centre along with easy access to J2 of the M5. West Bromwich town centre is a short distance away offering an array of shops and amenities also being close proximity to Birmingham City Centre.

The property briefly comprises of lounge, kitchen to the front, two generously sized bedrooms, a family bathroom, rear garden with the potential of rear parking.

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On Approach

Set back from the roadside, the property boasts picket-gated entrance leading to a neatly slabbed fore garden. A double-glazed door to the side then opens into the entrance hallway.

Entrance Hall

Having a double glazed door to the side, stairs to the first floor, door to the lounge/dining room and opening to the kitchen.

Kitchen

Fitted kitchen comprising of a range of wall and base units, stainless steel sink and drainer, splash back tiling, integrated electric oven and hob and a double glazed window to the front.

Lounge/Dining Room

Gas fire, central heated radiator, storage cupboard, TV and telephone points and a door to the conservatory.

Conservatory

Central heated radiator and french doors to the rear garden.



First Floor Landing

Stairs from the entrance hall, loft access and doors to;

Bedroom One

Double glazed window to the rear, fitted wardrobe, boiler cupboard and a central heated radiator.

Bedroom Two

Double glazed window to the front and a central heated radiator.

Shower Room

Fitted corner shower cubicle, wash hand basin and WC combination vanity unit, central heated radiator and tiling to splash prone areas.



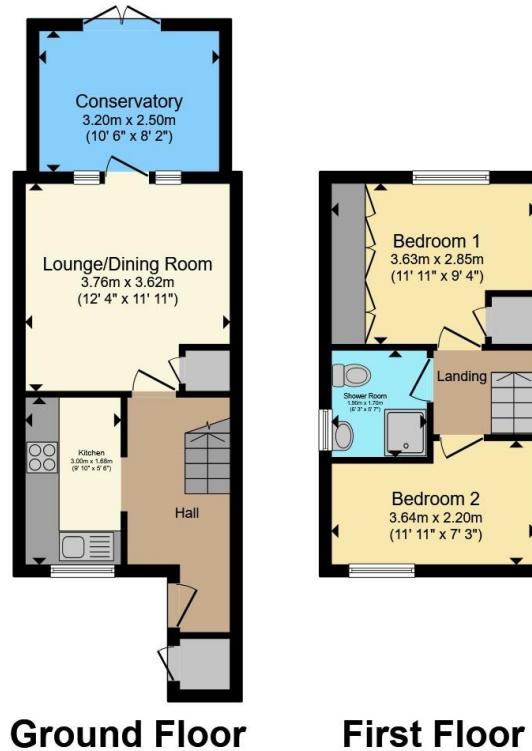
Rear Garden

The rear garden offers a combination of block-paved and tarmac areas, along with a useful garden shed and gated rear access.









Total floor area 59.6 m² (642 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

Connells

To view this property please contact Connells on

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3 Astle Park
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EPC Rating: D
 Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WBW311155

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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.

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