



Watt Road, Erdington
Birmingham, B23 6ET

Offers Over £199,950

Erdington

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OFFERED FOR SALE WITH NO UPWARD CHAIN - Well maintained and presented throughout this three bedroom house is a must for viewing. Being within a short distance of Erdington centre, this outstanding property offers a tremendous footprint and the added benefit of the convenience of road and rail access to Birmingham city centre.

The property on offer briefly comprises; fore garden with vestibule internal hallway with a bright spacious front reception room overlooking the fore garden. To the rear there features a large sitting room with, with kitchen beyond with doorway off to a downstairs bathroom and W.C. To the first floor are three double bedrooms.

The property is completed by a South facing family garden with patio seating area.

Viewing is highly recommended via Paul Carr Erdington.



Property Specification

OFFERED WITH NO UPWARD CHAIN
THE PROPERTY BRIEFLY COMPRISES;



Hall

Reception Room 3.76m (12'4") max x 3.47m (11'5")

Reception Room 3.73m (12'3") x 3.46m (11'4")

Kitchen 4.54m (14'11") x 2.22m (7'3")

Bathroom 2.22m (7'3") x 1.83m (6')

Landing

Bedroom 1 4.64m (15'3") x 3.74m (12'3")

Bedroom 2 3.48m (11'5") x 3.01m (9'10")

Bedroom 3 3.61m (11'10") x 2.19m (7'2")

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:

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

