



Watt Road, Erdington
Birmingham, B23 6ET

Offers in the Region Of £168,000

Erdington

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Beautifully maintained and presented throughout this delightful two bedroom family home is a must for viewing.

Being within a short distance of Erdington centre, but discreetly situated in an Edwardian/Victorian street, this outstanding property offers the convenience of road and rail access to Birmingham city centre, but also an air of seclusion in a traditional period road.

The property on offer briefly comprises; fore garden with vestibule internal hallway and a bright spacious front reception room, to the rear a large sitting room with then a large bright fitted kitchen with doorway off to a downstairs guest W.C.

To the first floor are two double bedrooms and family bathroom, again all presented to the highest standard.

The property is completed by a South facing lawned family friendly rear garden with patio seating area. Viewing is highly recommended via Paul Carr Erdington.

OFFERED FOR SALE WITH NO UPWARD CHAIN

IMMACULATELY MAINTAINED THROUGHOUT

LOCATED WITHIN 300 YARDS OF ARTERIAL TRANSPORT ROUTES

AMENITIES TO INCLUDE SHOPS, STORES AND SUPERMARKETS LOCATED SHORT DISTANCE AWAY IN ERDINGTON CENTRE





Property Specification

THIS ATTRACTIVE PROPERTY BRIEFLY COMPRISES;

Porch

Hall

Reception Room
3.71m (12'2") max x 3.52m (11'7")

Reception Room
3.70m (12'2") x 3.40m (11'2")

Pantry
0.82m (2'8") x 0.81m (2'8")

Kitchen
4.26m (14') x 2.29m (7'6")

WC

Landing

Bedroom 1
4.62m (15'2") x 3.71m (12'2")

Bedroom 2
3.40m (11'2") x 2.91m (9'7")

Shower Room

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: 26th April 2021

Viewer's Note:

Services connected: Gas electric, water and drainage
Council tax band: A
Tenure: Freehold to be Registered via Solicitors

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

