



Watford Road, , Birmingham, B30 1PD

- Beautiful Period Terraced Home Retaining a Wealth of Period Character
- Extremely Popular Location Between Bournville and Kings Norton
- Fantastic Potential for Further Extension Subject to Relevant Planning Permissions
- No Upward Chain
- Two/Three Bedrooms
- Off-Street Parking
- Large Rear Garden
- EPC Rating - C

Offers In The Region Of £310,000



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A beautifully retained two/three bedroom Edwardian terraced property situated in this popular residential location on the Bournville and Kings Norton border, with an excellent array of amenities within very close proximity. The property has retained a wealth of its original character and charm whilst providing spacious family living with a large rear garden and off-street parking. Being Sold with No Upward Chain.

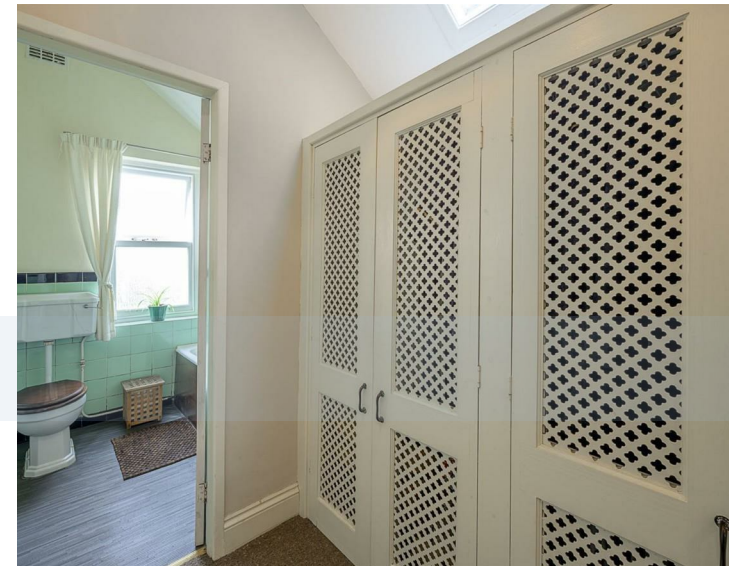
The property includes gas central heating and is predominantly double glazed, but has retained the majority of its original character and periodic Edwardian charm.

Approaching the property entrance, a driveway provides off-street parking for one car, with a blue brick pathway leading to the property entrance. Twin hardwood doors lead into both the entrance porch and then directly into the spacious front reception room, with a beautiful partly stained glass bay window and feature fireplace. The traditional rear reception room also includes a feature fireplace, with patio doors out to the rear garden, also including the staircase to the first floor and storage underneath. A retro 1950's kitchen has a quarry tiled floor and comprises wall and base level units, work surfaces and tiled splash-back with a separate utility area also providing access to the rear garden. The rear of the ground floor offers fantastic potential for extension subject to the relevant planning permissions, and is demonstrated by many neighboring properties.

The upstairs accommodation includes two large double bedrooms, with a third historically used third bedroom that is now used as a walk-in wardrobe, housing the central heating boiler and providing direct access through to the main partly tiled bathroom suite. Again, many neighboring properties demonstrate the excellent scope for a potential loft conversion to further increase the size of the bedroom accommodation - subject to relevant planning permissions.



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Outside is a large rear garden that is made up of predominantly lawn space with some patio space next to the property with an outside WC. A variety of small trees occupy the garden with a mature hedgerow either side and a garden shed.

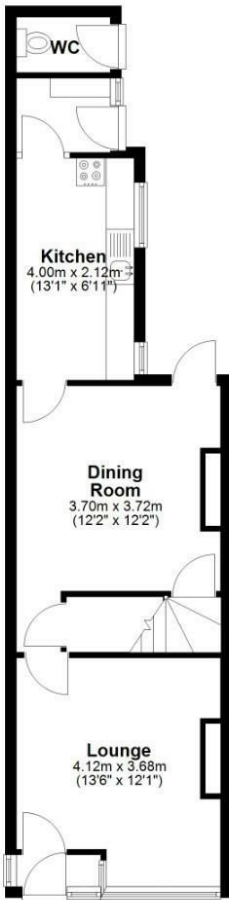
The property is positioned on this sought-after stretch of road bordering between Bournville and Kings Norton, offering a wide variety of local shops, cafés, and green spaces, making this an extremely popular and convenient place to live.

Transport links via both Kings Norton and Bournville train stations are readily accessible, providing direct connections into Birmingham City Centre and subsequently the wider UK rail network, additionally there are frequent bus

services along nearby routes, while Cotteridge Park and the nearby canals offer wonderful green landscapes and additional outdoor leisure options all in close proximity.

Ground Floor

Approx. 46.2 sq. metres (497.5 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.4 sq. feet)



Total area: approx. 85.6 sq. metres (921.0 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

Viewings

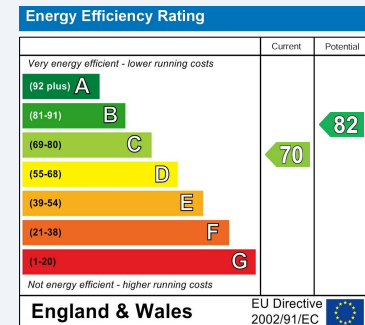
Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.