oulsnam







# 118 Watford Road, Cotteridge, B30 1PB

**Offers in the region of £335,000**

**EPC: C**

AN EXCEPTIONALLY WELL PRESENTED PERIOD TERRACED RESIDENCE BENEFITING FROM OFF ROAD PARKING. The property has been refurbished throughout to a high standard by the current owners, and is well located close to the Cotteridge/Bournville boundary for transport links, amenities and popular schools to include Kings Norton Girls' and King Edward VI Kings Norton Boys' Schools. EP Rating C

LOCATION

The property is located close to the boundary of Cotteridge and Bournville being ideally situated for well regarded schools including Cotteridge Primary and Kings Norton Girls' and King Edward VI Kings Norton Boys' Secondary Schools. Shopping facilities of Cotteridge Village and other local amenities are also close by.

Nearby train stations in Kings Norton and Bournville provide easy access to the City Centre on the cross city line, with intervening stations convenient for the University of Birmingham and the Queen Elizabeth Hospital.

Open green space can be found at Cotteridge Park and Rowheath Pavilion and Park which are both only a short walk from the property.

The property is also ideally located for access to Stirchley Village which offers various amenities and shopping facilities to include a selection of bars, coffee shops and restaurants in this vibrant and continually changing popular suburb.

SUMMARY

- Period Three Bedroomed Terraced Residence
- Very Well Presented Throughout
- Close to the Cotteridge/Bournville Boundary
- Through Reception Rooms
- Superb Fully Fitted Kitchen
- Ground Floor WC
- Good Sized Bedrooms
- Contemporary Bathroom with walk in shower and free standing bath
- Attractive Rear Garden
- Off Road Parking
- Convenient for Transport Links, Parkland and Amenities
- Viewing Highly Recommended

DATA

Tenure - The Agent understands the property is Freehold

Council Tax Band - C

Heating and Glazing - Gas Fired Central Heating and UPVC Double Glazing





ACCOMMODATION

GROUND FLOOR

Hallway

Through Reception Rooms:
Comprising:

Lounge Area:
10'4" (3.15) x 14'5" (4.4) into bay

Dining Area:
7'9" x 13'8" (2.36m x 4.17m)

Kitchen:
8'2" x 19'3" (2.5m x 5.87m)

Ground Floor WC

FIRST FLOOR

Landing:
With access to loft space

Bedroom One:
13'11" (4.24) x 12'2" (3.7) inc wardrobes

Bedroom Two:
8'2" x 13' (2.5m x 3.96m)

Bedroom Three:
8'4" (2.54) x 8' (2.44) plus door recess

Bathroom:
5' x 10'8" (1.52m x 3.25m)

OUTSIDE

Front Garden:
With Driveway Parking

Rear Garden

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Total Approx Area: 99.0 m² ... 1066 ft²

All measurements of doors, windows, rooms are approximate and for display purposes only.
No responsibility is taken for any error, omission or mis-statement.
The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.









**THE CONSUMER PROTECTION REGULATIONS**
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

**MONEY LAUNDERING REGULATIONS**
Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

**FLOOR PLANS**
Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

**PROPERTY INFORMATION QUESTIONNAIRE**
A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

**FIXTURES AND FITTINGS**
Only those items mentioned in these particulars are included in the sale. All other items are excluded.

**GENERAL ADVICE**
All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents.

**REFERRAL FEES**
Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.

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