



**£1,300 Per Month**

76 Watford Road, Cotteridge, Birmingham, West Midlands, B30 1PD

# 76 Watford Road, Cotteridge, Birmingham, West Midlands, B30 1PD

**\*A SIMPLY STUNNING, EXTENDED PERIOD HOME\*** Available immediately, this beautifully extended two-bedroom terrace presents an exceptional opportunity to live in a larger-than-average home in a highly sought-after location. Situated on the ever-popular Watford Road, this stylish and spacious property boasts excellent living space, modern finishes, and generous proportions throughout, including a lovely extended kitchen - dining room and excellent garden along with the added bonus of off street parking. Nestled in the heart of Cotteridge, this home benefits from close proximity to a wealth of local amenities. You're just a short stroll from Cotteridge Park, commuters are well catered for being perfectly placed between Bournville and Kings Norton train stations, offering direct links to Birmingham New Street. Families will appreciate being within easy reach of several well-regarded local schools alongside giving good access into historic Bournville and also vibrant Stirchley - you couldn't be better placed. With its superb location, generous living space, and move-in ready condition, this home truly ticks all the boxes - see details for more info!

## Approach

This beautifully refurbished extended two bedroom period terrace is approached via a brick hexagonal front driveway with parking for multi vehicles and a low level boundary wall with pathway in-turn leads to a composite frosted double glazed front entry door with frosted double glazed window above opening into:

## Entrance Vestibule

With ceiling light point and glazed internal door opens into:

## Front Reception Room

12'10" x 14'02" into bay (3.91m x 4.32m into bay)

With feature inset cast iron fireplace with tiled hearth and wooden mantle piece and surround, in-built storage cupboard to alcoves, recessed spots to ceiling, double glazed bay window to the front aspect, central heating radiator, further in-built meter cupboard, laminate wood effect floor covering and door and step leads into:

## Guest WC

4'04" x 2'07" (1.32m x 0.79m)

With space saving WC, space saving wash hand basin with hot and cold mixer tap, recessed spotlight to ceiling, laminate wood effect floor covering and ceiling mounted extractor.

## Rear Reception Room

12'09" x 13'02" (3.89m x 4.01m)

With door opening into under stairs guest WC, double glazed French door with accompanying double glazed window above giving access and views to the rear garden, ceiling light point with ceiling rose, recessed spots to ceiling, central heating radiator, laminate floor covering, door opening to stairs giving rise to the first floor landing and feature open walkway into:

## Refurbished and Extended Kitchen/Diner

24'05" x 6'09" (7.44m x 2.06m)

With initial kitchen area with a grey selection of contemporary matching wall and base units with integrated four ring burner gas hob with stainless steel extractor over and perspex splash backs, one and a half bowl stainless steel sink and drainer with hot and cold mixer tap, double glazed window to the side aspect, space facility for washing machine, tumble dryer and dishwasher, integrated oven and grill, wood effect work surface, space facility for fridge freezer, composite frosted double glazed door giving access to the side aspect and opens into rear dining area. With double glazed lantern feature Vaulted ceiling light, double glazed

sash window to the side aspect, aluminium double glazed French door giving views to the rear garden, central heating radiator and being finished with tiled floor throughout.

## First Floor Accommodation

From rear reception room stairs gives rise to the first floor with dado rail, arch, cornice to ceiling, two ceiling light points. loft access point and internal doors opens into:

## Bedroom One

12'09" x 11'10" (3.89m x 3.61m)

With hardwood laminate effect floor covering, two double glazed sash windows to the front aspect, cornice to ceiling, ceiling light point, door opening into over stairs storage cupboard and central heating radiator.

## Bedroom Two

13'04" x 9'07" (3.96m x 2.92m)

With double glazed sash window to the rear aspect, ceiling light point, hardwood laminate floor covering, central heating radiator, ceiling and cornice to ceiling.

## Bathroom

From landing step leads into bathroom with panel bath with hot and cold mixer tap and shower attachment, walk-in corner shower with Triton electric shower over, wash hand basin on vanity unit with hot and cold mixer and under sink storage, push button WC, frosted double glazed sash window to the rear aspect, wall mounted extractor, electric heated chrome towel rail, tiling to all splash backs and door opens into airing cupboard housing the Worcester Bosch combination boiler and offering further storage, ceiling light point and a further central heating radiator.

## Loft Room

12'08" x 18'approx with restricted head height (3.86m x 5.49m approx with restricted head height)

Ladder gives rise to the loft room being mostly converted with two ceiling light points, storage to eaves space, double glazed Velux roof lights to the rear aspect, two wall mounted electric heaters,

## Rear Garden

Being accessed from the rear reception room or kitchen/diner opens out to a brick paved side return leading to the rear garden area with shared access point to the neighboring properties, An initial patio in-turn then leading on to main garden area being laid mainly to lawns and offering lots of potential for vegetable patch and home working studio and being finished with panel fencing and hedgerows to borders.

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

