

# emma's

P R O P E R T I E S



## Flat 1, 3 Birmingham Road, Water Orton, B46 1SP

**£195,000**



Emma's Properties are delighted to present this well-positioned Two-bedroom ground floor flat, ideally located in the heart of Water Orton. Situated within walking distance to local shops, amenities, and Water Orton train station, this property offers a fantastic opportunity for first-time buyers, investors, or those looking to downsize.

The accommodation comprises a spacious lounge, a fitted kitchen, Two generous double bedrooms, and a bathroom. The flat also benefits from high ceilings, gas central heating, and double glazing throughout.

Externally, the property offers allocated off-road parking and is conveniently located for excellent transport links, including the M6, M42, and Birmingham Airport.

Key Features:

- Two Bedroom's
- Walking Distance To Amenities
- Excellent Transport Links



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