



melvyn  
**Danes**  
ESTATE AGENTS

Dogge Lane Croft  
Acocks Green  
£350,000



## Description

A delightful, detached dormer bungalow nestled away on a superb cul de sac in Acocks Green, near to all amenities and with no onward chain. This lovely property would make the perfect family home and comprises: enclosed porch, entrance hall, lounge, dining room, re fitted and extended kitchen, re fitted shower room and double bedroom to the ground floor. Upstairs there are two further bedrooms and an en suite bathroom. Further benefiting from central heating, double glazing, driveway for multiple vehicles, side garage and pleasant rear garden.





## Accommodation

### Driveway For Multiple Vehicles

### Enclosed Porch

4'2 x 9'10 (1.27m x 3.00m)

### Entrance Hall

5'7 x 18'3 (1.70m x 5.56m)

### Lounge

14'11 max x 17'2 max (4.55m max x 5.23m max)

### Dining Room

8'6 max x 15'6 max (2.59m max x 4.72m max)

### Extended, Re Fitted Kitchen

9'2 max x 16'8 max (2.79m max x 5.08m max)

### Re Fitted Shower Room

6'3 x 8'4 (1.91m x 2.54m)

### Bedroom two

9'8 x 10'7 excluding wardrobes (2.95m x 3.23m excluding wardrobes)

### Landing

### Bedroom One

11'8 x 17'1 (3.56m x 5.21m)

### En Suite Bathroom

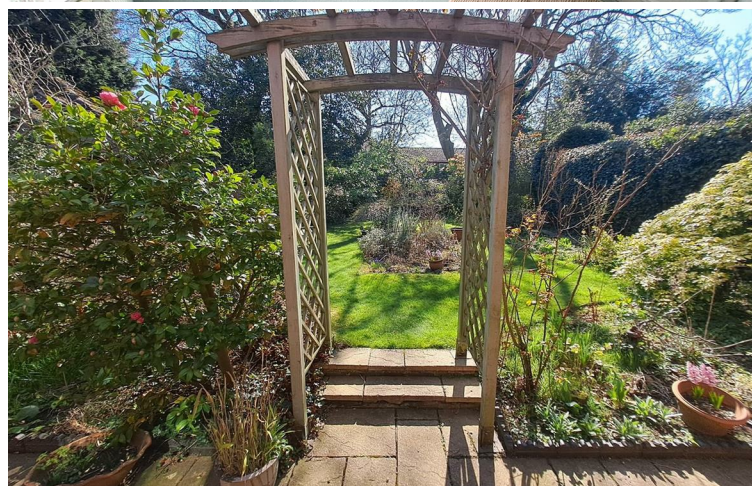
5'7 x 8'5 (1.70m x 2.57m)

### Bedroom Three

9'9 max x 8'9 max (2.97m max x 2.67m max)

### Side Garage

### Well Maintained Rear Garden





TENURE: We are advised that the property is FREEHOLD

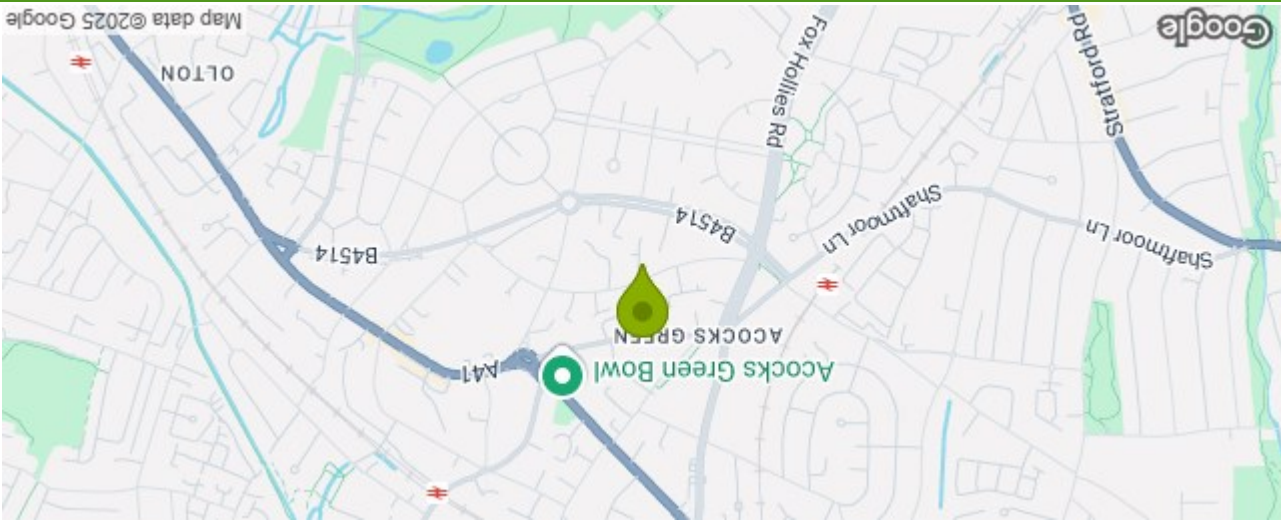
BROADBAND: We understand that the standard broadband download speed at the property is around 16 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 02/04/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 02/04/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

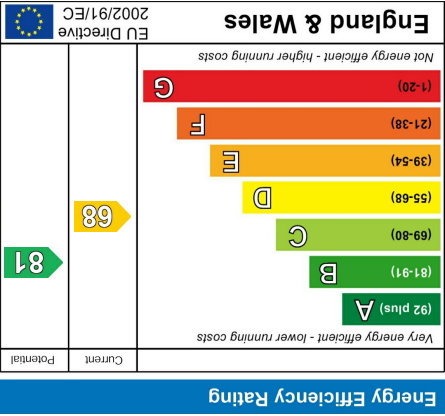
VIEWING: By appointment only with the office on the number below.

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2 Dogge Lane Croft Acoccks Green Birmingham B27 7XR  
Council Tax Band: D



Total area: approx. 126.9 sq. metres (1366.3 sq. feet)