

Dorothy Road, Tyseley



Offers Over £278,000

# Dorothy Road, Tyseley

- 4 Bedrooms
- Double Storey Side Extension
- Kitchen/Diner
- Impressive Rear Garden
- Gas Central Heating
- Semi-Detached
- 2 Seperate Reception Rooms
- Off-Road Parking
- UPVC Double Glazing

Tenure: Freehold

Council Tax Band: B

Welcome to this charming semi-detached house located on Dorothy Road in Birmingham. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms, there is ample space for everyone to have their own sanctuary.

The house features a well-maintained bathroom, ensuring convenience for all residents. Additionally, the double storey side extension provides even more living space, making this home ideal for a growing family.

One of the standout features of this property is the impressive rear garden, offering a lovely outdoor space for children to play or for hosting summer barbecues. The off-road parking for multiple vehicles is a practical convenience that many will appreciate.

With two separate reception rooms and a kitchen/diner, this house offers versatile living arrangements to suit your lifestyle. Whether you enjoy cosy family dinners or hosting elegant gatherings, this property caters to all your needs.

In conclusion, this house on Dorothy Road is the ideal family home, offering a blend of comfort, space, and practicality. Don't miss out on the opportunity to make this charming property your own.

## Reception Room

4.40m x 3.00m (14'5" x 9'10")

Double glazed bay window to front, carpet, ceiling light, coving to ceiling, wall mounted radiator

## Dining Room

4.30m x 3.00m (14'1" x 9'10")

Double glazed patio doors to rear, wood flooring, ceiling light, coving to ceiling

## Kitchen

3.80m x 3.20m (12'5" x 10'5")

Two double glazed windows to rear, wood flooring, ceiling lights, worktop, storage cupboards, drainer sink with mixer tap, plumbing for white goods, wall mounted radiator, coving to ceiling, breakfast island

## Bedroom 1

3.70m x 3.00m (12'1" x 9'10")

Double glazed bay window to front, fitted storage cupboards, carpet, ceiling light, wall mounted radiator

## Bedroom 2

4.20m x 3.00m (13'9" x 9'10")

Double glazed window to rear, wall mounted radiator, ceiling light

## Bedroom 3

3.20m x 1.70m (10'5" x 5'6")

Double glazed window to rear, wall mounted radiator, ceiling light

## Bedroom 4

2.60m x 1.80m (8'6" x 5'10")

Double glazed window to front, wall mounted radiator, ceiling light

## Bathroom

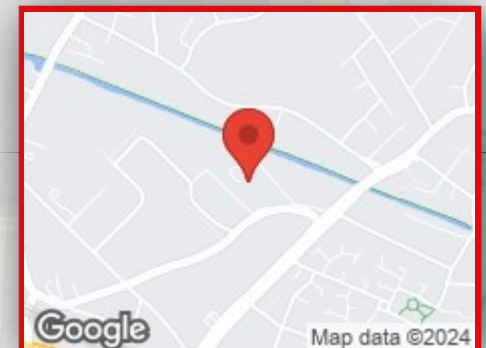
1.80m x 1.70 (5'10" x 5'6")

Privacy double glazed window to rear, tiled flooring, wall tiles, ceiling light, basin with mixer tap, bath with shower unit

## Rear Garden

Fence panels to boundaries, laid lawn, hedge shrubs to boundaries

## Directions

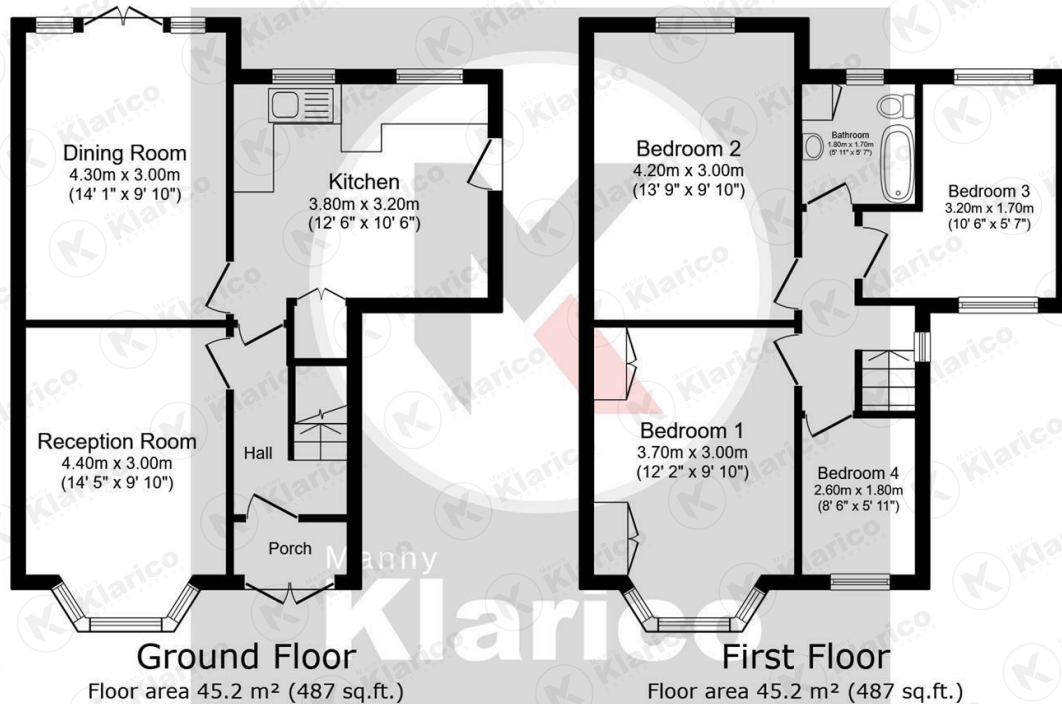


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TOTAL: 90.4 m<sup>2</sup> (974 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		<b>56</b>	<b>81</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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