



£245,000

79 Dogpool Lane, Birmingham, B30 2XH

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Lovely three bedroom, mid-terrace home on Dogpool Lane close to Moseley Village located within easy reach of all of its associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities and good links to Kings Heath High Street and local parks with transport links into the City Centre and upcoming Train Stations. The property benefits from central heating and double glazing (where stated) and the accommodation briefly consists; hallway, two reception rooms, kitchen, downstairs WC and access to a well maintained mature rear garden. To the first floor there is two bedrooms and a bathroom. The property benefits from no upward chain. Energy Efficiency Rating D. To arrange your viewing to fully appreciate this beautiful terrace home on offer please contact our Moseley office.

Approach

The property is approached via a UPVC front entry door opening into:

Inner Lobby

With ceiling light point and wooden single glazed door opening into:

Hallway

With doors opening into:

Reception Room One

8'3" x 13'1" into bay (2.53 x 3.99 into bay)

With double glazed bay window to the front aspect, central heating radiator and ceiling light point,

Reception Room Two

11'6" x 12'3" (3.52 x 3.75)

With under stairs storage providing useful storage, two ceiling light points, double glazed window to the rear aspect, laminate to flooring, central heating radiator, stairs giving rise to the first floor landing, gas fireplace with marble surround and wooden mantle piece and further single glazed door opening into:

Kitchen

15'1" x 5'9" (4.62 x 1.76)

With tiled flooring, wall and base units with wooden effect work surface over incorporating sink and drainer with mixer tap over, gas cooker and hob with extractor over, tiling to splash backs, double glazed window to the side aspect, double glazed opaque patio door giving access to the side passageway, ceiling spotlights, Velux window, space for washing machine and fridge freezer and door opening into:

Ground Floor WC

2'3" x 5'7" (0.70 x 1.72)

With opaque double glazed window to the rear aspect, ceiling light point, low flush WC, wall mounted sink with mixer tap

over, tiling to splash backs, tiling to flooring and wall mounted Vaillant boiler.

First Floor Accommodation

Stairs giving rise to the first floor landing with ceiling light point and doors opening into:

Bedroom One

13'6" x 10'9" (4.12 x 3.30)

With ceiling light point, central heating radiator and two double glazed windows to the front aspect.

Bedroom Two

10'9" x 12'5" (3.29 x 3.80)

With ceiling light point, central heating radiator, double glazed window to the rear aspect and over stairs storage space.

Bathroom

10'5" x 5'11" (3.18 x 1.81)

With lino to flooring, panel bath with mixer tap and shower over with rainfall shower attachment, low flush WC, sink on pedestal with mixer tap over, tiling surround and tiling to splash backs, opaque window to the front aspect, ceiling light point, wall mounted extractor fan and central heating towel rail.

Rear Garden

With a paved patio area leading to lawn turfed area leading to a further rear patio and fencing surround.

Council Tax

According to the Direct Gov website the Council Tax Band for 79 Dogpool Lane, Birmingham, B30 2XH is band A and the annual Council Tax amount is approximately £1,491.33, subject to confirmation from your legal representative.

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

