

Horton & Senate



118 Dawberry Fields Road, Birmingham, B14 6NZ

£250,000

- Three Storey Townhouse
- Single Garage
- Sold With No Upward Chain
- Three Double Bedrooms
- Large Corner Plot With Potential To Extend STPP
- Off Road Parking

118 Dawberry Fields Road, Birmingham B14 6NZ

Horton & Senate estate agents are please to offer this three bedroom townhouse, set over three storeys, it includes three double bedrooms, plus a handy storage room, a large reception, kitchen, and a shower room with a separate WC.

There is also a single garage with a driveway to provide space for off road parking for two vehicles.

It is situated on a large corner plot with potential to extend subject to planning permission.

Being sold with no upward chain.

3

1

1

Council Tax Band: B



Property

Approach

Via driveway with space for off road parking.
Access to the garage and front porch.

Lower ground floor

Single garage

5.46m x 2.36m

Accessed via the front of the property.

Front porch

Enter the property via the front porch. Storage cupboard and a door leading to the hallway.

Hall

Storage cupboard and stairs to the ground floor.

Ground floor

Lounge

5.02m x 5.32m

Double glazed windows to the front and side elevation. Central heating radiators. Stairs to first floor.

Kitchen

A range of wall and floor based units with surface over, inset sink with mixer tap. Integrated appliances including an oven, extractor fan, plumbing and space for a washing machine. Double glazed window to the rear elevation.

WC

A separate WC with a double glazed window to the rear elevation.

Shower room

Walk in shower, wash basin. Double glazed window to the rear elevation. Heated towel rail. Storage cupboard.

First floor

Bedroom one

5.02m x 2.83m

A double bedroom with a double glazed window to the rear elevation and a central heating radiator.

Bedroom two

3.81m x 2.86m

A double bedroom with a double glazed window to the front elevation and a central heating radiator.

Bedroom three

3.81m x 2.01m

A double bedroom with a double glazed window to the front elevation and a central heating radiator.

Store room

A room ideal for storage giving access to the loft.

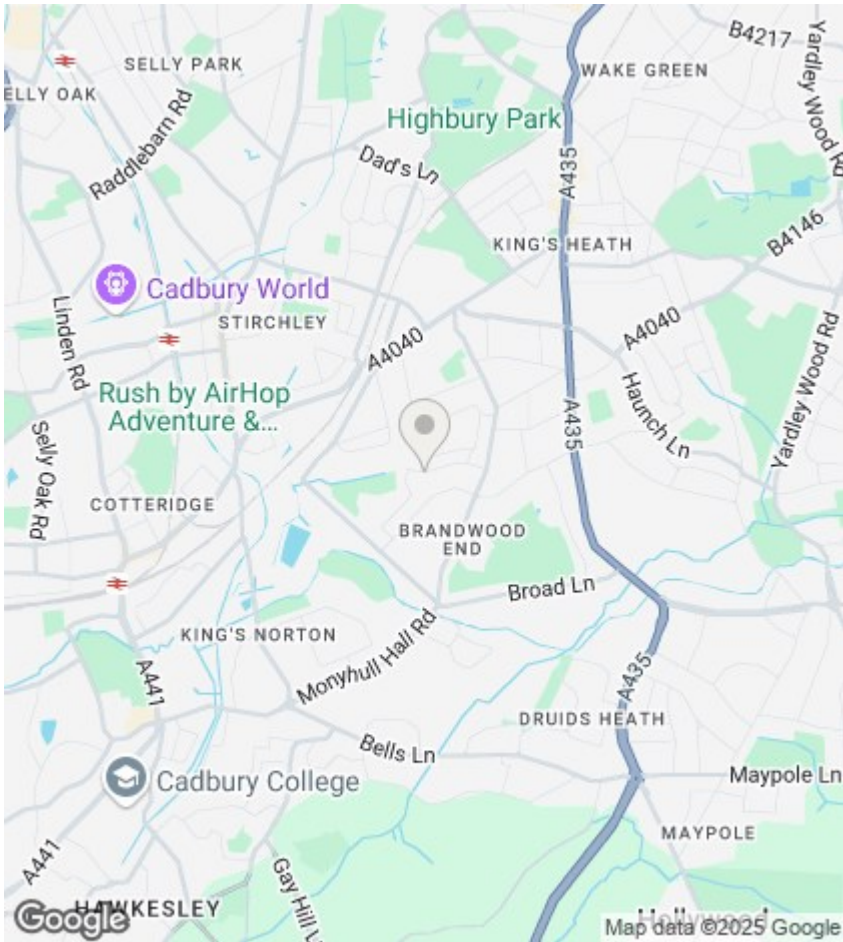
External

Rear garden

Spacious L-shaped garden mainly laid to lawn, situated on a corner plot, offering ample potential for extension, subject to planning permission.







Directions

Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

