

**17 Dove Close, Birmingham, B25 8XW**

**£270,000**

- Three Bedrooms
- Cul-de-sac
- Convenient Location

- Downstairs WC
- Generous Rear Garden

- Conservatory
- Garage

# 17 Dove Close, Birmingham B25 8XW

An immaculate family home situated in Yardley, comprising of three bedrooms, downstairs WC, conservatory and a kitchen. With bi-fold doors leading to a generous rear garden, this property boasts comfort and modern-living.

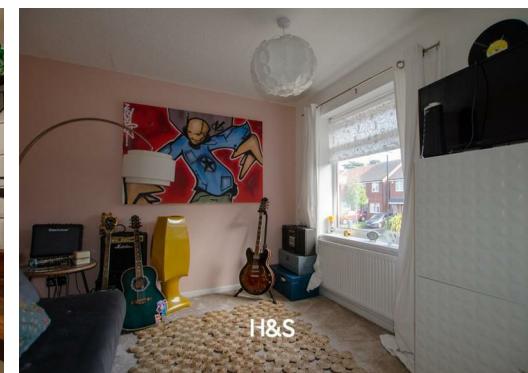
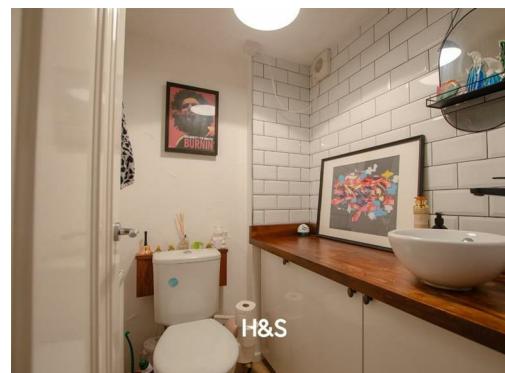
3      0      1      D

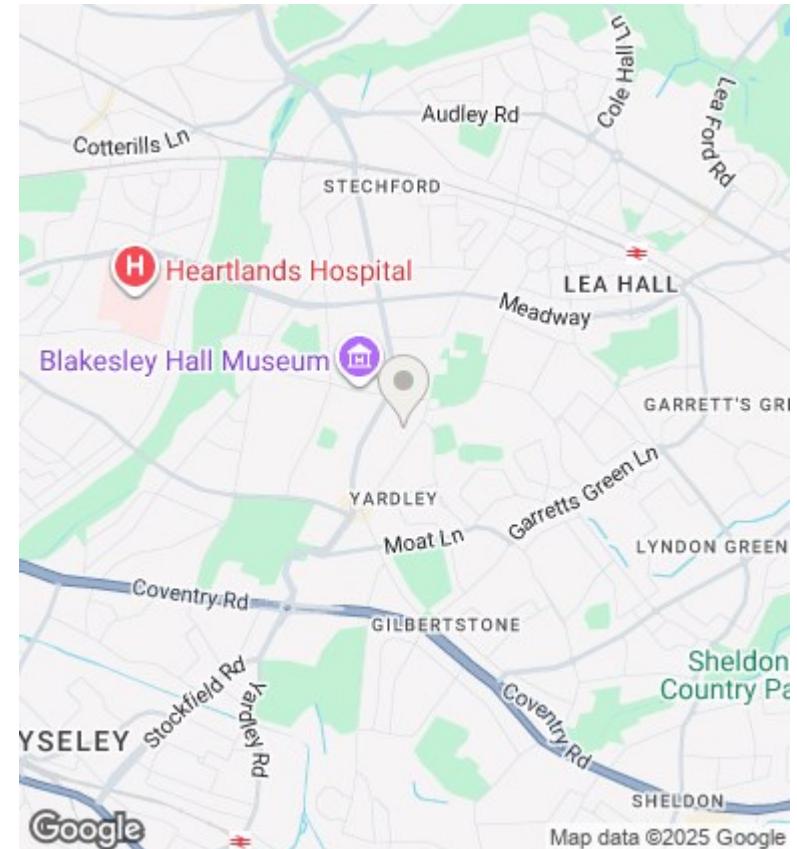
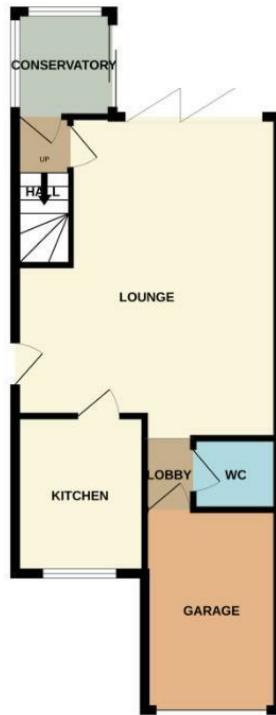
Council Tax Band:



Lounge	4.19m (min) x 2.41m (to front of wardrobes)
5.92m x 3.83m (19'5" x 12'7")	
Comprising of bifold doors leading to the rear garden, two radiators and access to the kitchen.	Double glazed window to rear elevation, fitted wardrobes and a radiator.
Kitchen	Bedroom Two
2.94m x 2.1m (9'8" x 6'11")	2.84m x 2.97m
Range of base and wall units with complementary wooden worktops. Electric hob and eye-level oven with extractor, space for washing machine and fridge freezer and a double glazed window to front.	Double glazed window to front elevation and a radiator
Conservatory	Bedroom Three
1.93m x 1.8m (6'4" x 5'11")	3.54m (max) x 1.82m (max)
Windows and sliding door to garden and an internal door to hallway	Double glazed window to rear elevation, cupboard and a radiator.
Lobby	Bathroom
Doors to W/C and hallway	Separate walk-in shower cubicle, roll-top bath, pedestal wash hand basin and double glazed window to the side elevation.
W/C	Outside
Hallway	Rear Garden, laid to lawn, patio areas, shrub and flower borders and fenced boundaries
Carpeted stairs to first floor and door to the conservatory	Garage
First Floor	3.69m x 2.45m (12'1" x 8'0")
Landing	Up-and-over door with access via driveway
Double glazed window to side elevation, loft access and doors to all bedrooms and bathroom	Driveway
Bedroom One	Off-street parking and access to garage







## Directions

## Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

## Council Tax Band

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