



**25 DINELEY ROAD, BIRMINGHAM, B45 8FU**  
**OFFERS OVER £280,000**



# 25 DINELEY ROAD, BIRMINGHAM, B45 8FU

Built by St Modwen Homes, completed May '23, this superb 2 bedroom semi-detached home is set in the popular district of Cofton Hackett, is offered for sale with the remaining years of its 10 year new home warranty.

This impressive home offers; fitted kitchen diner with many integrated appliances (including dishwasher & washing machine), living room, guest WC, two double bedrooms, built in wardrobes and en-suite shower room to the main bedroom, bathroom (with bath and shower above), garden to the rear and block paved driveway to the front. On offer with no chain- viewing is advised.

Cofton Hackett is conveniently located; the property being approximately 2.6 miles from the highly regarded village of Barnt Green, approximately 5.5 miles from Bromsgrove town centre, approximately 10 miles from Birmingham city centre.

Council Tax Band- B

Tenure- Freehold (awaiting solicitor confirmation).

EPC Rating- B.

## Approach

The property is approached via a block paved driveway, leading to the front door and EV charging point

With side access, paved patio area and lawn beyond.

## Hallway

With stairs to the first floor and leading to the kitchen/diner, guest WC and living room to the rear.

## Kitchen Diner

14'6" max x 8'4" max (4.42 max x 2.56 max )

With an array of base and wall units, and space for a table, over looking the front of the property.

## Living Room

14'6" max x 11'10" max (4.43 max x 3.63 max )

With access out to the rear garden.

## Guest WC

## First Floor Landing

Leads off to;

## Bedroom One

10'4" max x 9'4" max (3.15m max x 2.85m max)

Has en-suite off;

## En-suite

8'10" max x 4'3" max (2.70m max x 1.30m max)

## Bedroom Two

14'5" max x 8'5" max (4.40m max x 2.57m max)

## Bathroom

6'6" max x 5'8" max (2.00m max x 1.73m max)

With basin, WC and shower over bath

## Rear Garden



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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