



# 39 Dovercourt Road

Birmingham, B26 3RB

Offers over £220,000

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Situated in the Sheldon area of East Birmingham, this charming two-bedroom semi-detached house offers fantastic connectivity. Located near Birmingham Airport and major motorways, this home combines peaceful neighborhood living with quick access to the city and beyond. Ideal for young couples, professionals, or small families, it's within walking distance of local schools, shops, and main traffic links.

## Kitchen

The kitchen diner is a clean, spacious area designed for practicality and comfort, featuring ample room for dining furniture. A large window and back door allow natural light to flood the space, creating a bright and airy atmosphere. The back door leads directly to the generous garden, extending the living space outdoors.

## Lounge

The lounge is a bright and inviting room, benefiting from a large bay window that lets in plenty of natural light. With a spacious, open layout, it's perfect for relaxation and family time, offering a comfortable setting for all.

## Hallway

Upon entering, you're greeted by a welcoming hallway that provides easy access to the lounge and kitchen diner, setting a nice flow throughout the ground floor.

## Bedroom One

The first bedroom is generously sized, with ample space for a double bed and additional furniture. A large window fills the room with natural light, creating a warm and peaceful retreat.

## Bedroom Two

Bedroom Two is equally spacious, accommodating a double bed and additional furnishings comfortably. Like the main bedroom, it has a large window that enhances the room's brightness.

## Bathroom

The bathroom is both stylish and functional, fitted with a corner bath, shower cubicle, sink, and toilet. This well-thought-out space is designed for both relaxation and convenience.

## Garden

The back garden is expansive, featuring a large decking area ideal for outdoor dining or entertaining. A storage shed adds extra utility, and the long, spacious lawn provides ample room for play or relaxation, making it a versatile outdoor space.

## The Location

Located in a quiet neighborhood in Sheldon, this property offers the perfect blend of suburban tranquility and urban convenience. Proximity to Birmingham Airport, key motorways, and local amenities make it an ideal base for commuters and families alike.



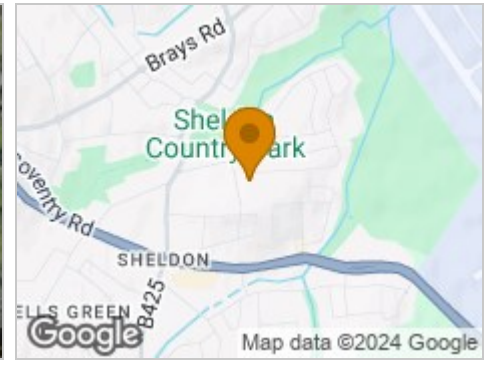
## Road Map



## Hybrid Map

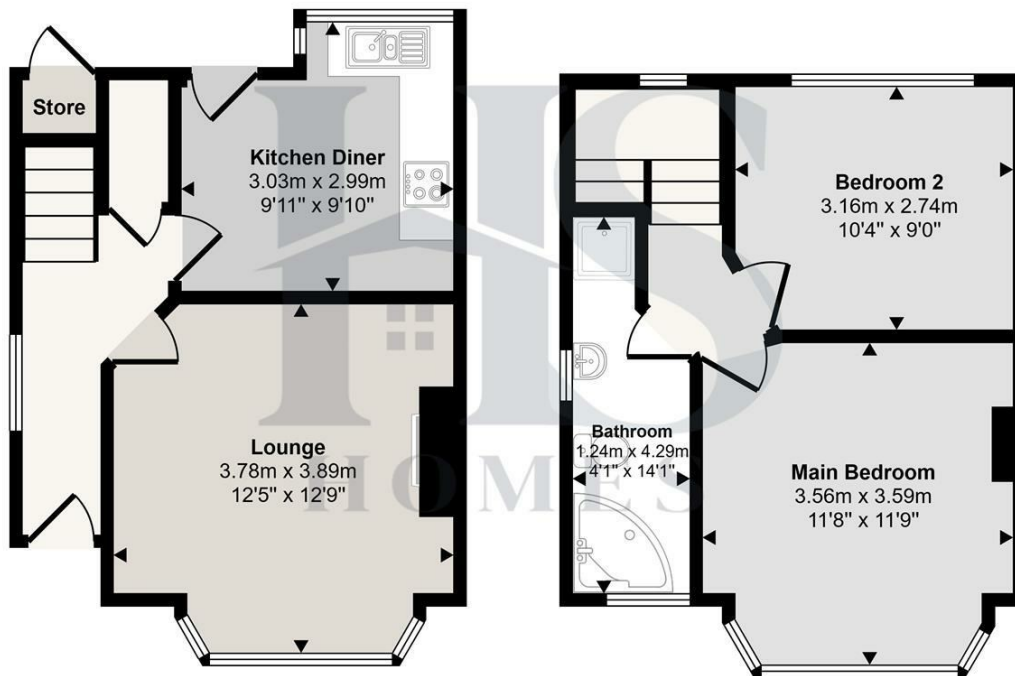


## Terrain Map



## Floor Plan

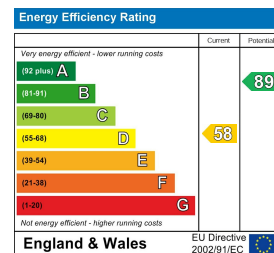
Approx Gross Internal Area  
60 sq m / 644 sq ft



## Viewing

Please contact our HS Homes of Solihull Office on 0121 430 4448 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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