



9 Doulton Close, Birmingham, B32 2XF

**£345,000**

Hadleigh Estate Agents are delighted to offer this fantastic property to the market, with no upward chain.

The property was previously a three bedroom house, with the current owners converting into a two bedroom, to maximise living space.

Occupying a desirable position within a quiet cul-de-sac, the property is elevated from the close with a large driveway that leads to a gated courtyard area and garage beyond. The driveway allows for up to 3 cars and a further space behind a 1.8m locked gate.

A well maintained property in the established and popular area of Harborne. The property is set back from the road and situated within close proximity to local amenities and within easy reach of Queen Elizabeth hospital and University of Birmingham. Doulton Close is perfectly positioned to take advantage of the wonderful local parkland that includes Woodgate Valley Country Park which is just a few minutes walk away. Further benefitting from excellent transport links into Birmingham City Centre and Harborne High Street, offering an abundance of bars, restaurants and shops, including excellent leisure facilities and schools.

A composite front door with triple glazing side panel, the property opens into a welcoming entrance hallway which gives access to a downstairs W/C. To the front of the property sits a spacious living room with a large triple-glazed window which allows for plenty of natural light. Dimmable remote control ceiling lights with possibility to fade/change between cool white, warm white, along with sockets housing six USB ports.

To the rear of the property sits a fitted kitchen with ample surface and storage space with room for a dining table. Wifi App & remote controlled LED lighting above worktop and also above the wall units. Access through the UPVC French doors out onto a landscaped, private garden. The garden itself is very private and features a large patio area, remote controlled LED lighting, canopy extending to 4m x 3m and outdoor 2 gang socket.

Leading upstairs you will find two very spacious bedrooms, this property was originally a 3 bedroom home and could quite easily be converted back to a 3 bed if required. The master bedroom comprises, triple glazed windows, dimmable remote controlled ceiling light, motion sensor wardrobe lighting, upgraded USB sockets and Abingdon Royal biscuit beige 80% wool carpet/Ultra bounce gold underlay. (Same carpet/underlay in landing, Rose tea grey). The second bedroom lights can also be controlled remotely with ample USB sockets.

There is also a well presented family bathroom with a neutral suite and shower over bath arrangement.

We have been advised the property is freehold.

Call Hadleigh Estate Agents today to arrange your viewing.



# Floor Plan

Approx Gross Internal Area  
86 sq m / 924 sq ft

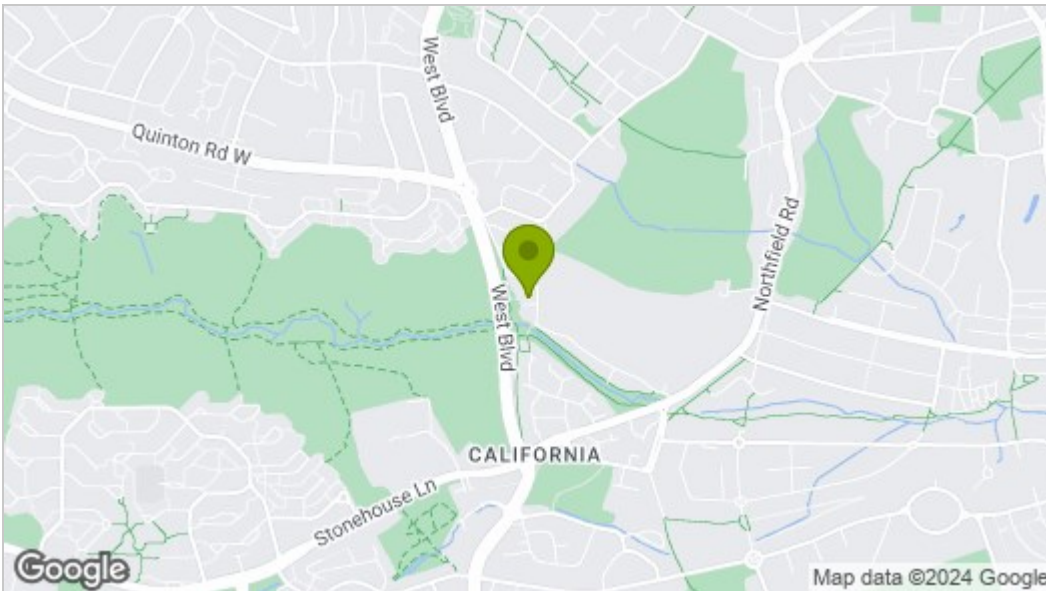


Ground Floor  
Approx 42 sq m / 448 sq ft

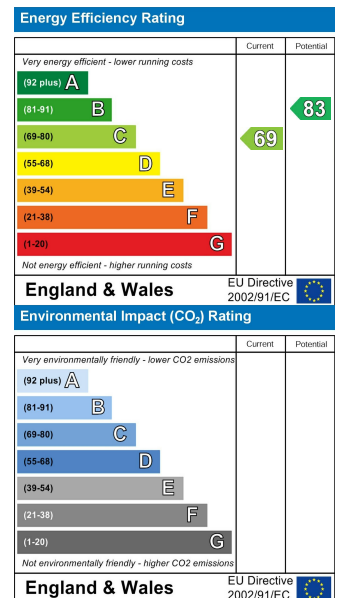
First Floor  
Approx 44 sq m / 476 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



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