



64 DALBURY ROAD, BIRMINGHAM, B28 0NF

ASKING PRICE OF £328,000

EPC: D Council Tax Band: C



Location

Birmingham is a major city and metropolitan borough of the West Midlands, England lying on the River Rea, a small river that runs through Birmingham. The city is a major international commercial centre and an important transport, retail, events and conference hub. It has six universities making it the largest centre of higher education in the country outside London. Birmingham's major cultural institutions – including the City of Birmingham Symphony Orchestra, the Birmingham Royal Ballet, the Birmingham Repertory Theatre, the Library of Birmingham and the Barber Institute of Fine Arts – enjoy international reputations, and the city has vibrant and influential grassroots in art, music, literary and culinary scenes. Birmingham is the fourth-most visited city in the UK by foreign visitors.

- Two Reception Rooms
- Extended Kitchen
- Large Southerly Aspect Rear Garden
- Extended Views
- Garage/Off Road Parking
- Three Bedrooms
- Convenient Location
- No Upward Chain



Situated in the highly sought after suburb of Hall Green.

The layout briefly comprises: entrance hall, dining room, generous living room, fitted kitchen, first floor landing, three bedrooms, and bathroom with WC. Externally, the property features a private enclosed rear garden, a garage, and a driveway providing off-road parking.

HALLWAY

DINING ROOM 11' 2" x 11' 3" (3.405m x 3.443m)

LIVING ROOM 10' 5" x 21' 0" (3.182m x 6.411m)

KITCHEN/DINER 6' 9" x 17' 6" (2.067m x 5.359m)

BATHROOM 7' 0" x 8' 11" (2.158m x 2.732m)

BEDROOM ONE 9' 3" x 13' 0" (2.821m x 3.983m)

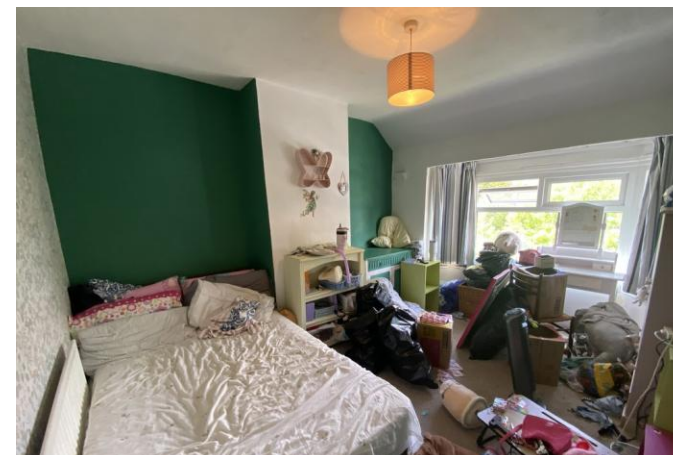
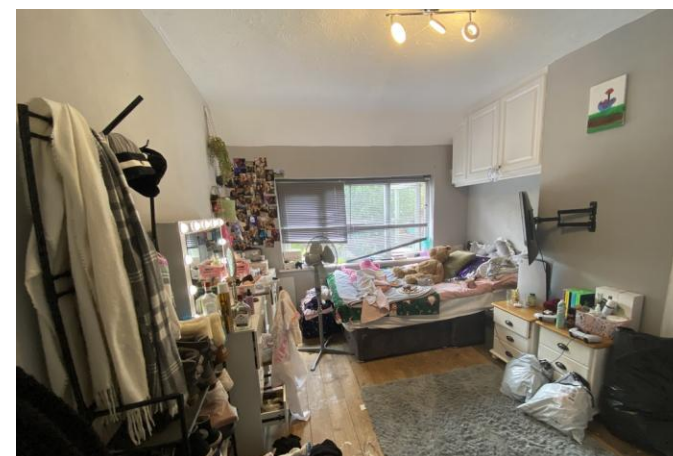
BEDROOM TWO 13' 2" x 10' 6" (4.034m x 3.216m)

BEDROOM THREE 7' 0" x 7' 7" (2.135m x 2.332m)

DRIVEWAY

GARAGE 6' 8" x 25' 0" (2.036m x 7.633m)

REAR GARDEN



Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

Note

(Under the provisions of The Estate Agents Act we notify all potential purchasers that the Vendor is associated with Ruxton)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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