



Dunvegan Road, BIRMINGHAM

**burchell
edwards**



Property Description

This well presented, three bedroom semi-detached family home that will be the perfect next step for a family or investors alike. This fantastic family home offers many stand out features including a large kitchen/diner, spacious front reception room, beautifully presented rear garden, spacious two car driveway, two double bedrooms, one single room and family bathroom on the first floor. This property needs to be seen to be full appreciated.

Entrance Porch

Door to front elevation

Entrance Hallway

Central heating radiator, stairs to first floor accommodation, laminate flooring, alarm system and under stairs storage cupboard housing electric meter.

Lounge

11' 5" x 11' (3.48m x 3.35m)

Double glazed bay window to front elevation, central heating radiator and carpeted.

Kitchen/Diner

13' x 17' (3.96m x 5.18m)

Central heating radiator, laminate flooring, array of wall and base units, solid worktops, integrated cooker, hob, sink/drain, door to garage and Bi-Fold doors to rear garden.

Garage

Concrete floor, UPVS door to rear garden and double door at front.

Landing

Double glazed window to side elevation and loft access.

Bedroom One

12' 8" x 10' 2" (3.86m x 3.10m)

Double glazed bay window to front elevation, central heating radiator and carpet.

Bedroom Two

9' 8" x 13' 1" (2.95m x 3.99m)

Double glazed window to rear elevation, central heating radiator and laminate flooring.

Bedroom Three

7' 2" x 7' 9" (2.18m x 2.36m)

Double glazed window to front elevation, central heating radiator and carpeted.

Bathroom

Double glazed window to rear elevation, wash hand basin, W.C, bath with electric shower over, tiling to walls, laminate flooring and extractor.

Front Garden

Driveway providing off road parking.

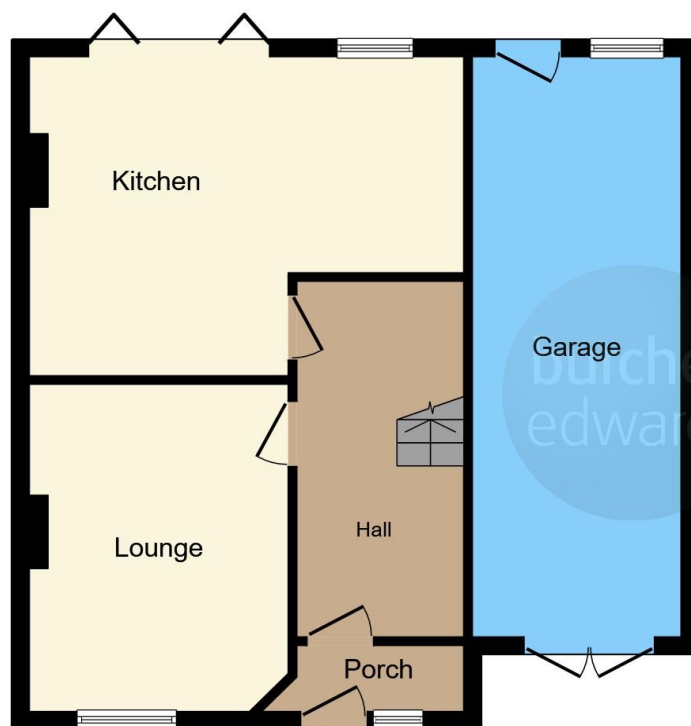
Rear Garden

Patioed out of kitchen/diner, grass to rear, fenced boundary and landscaped garden.

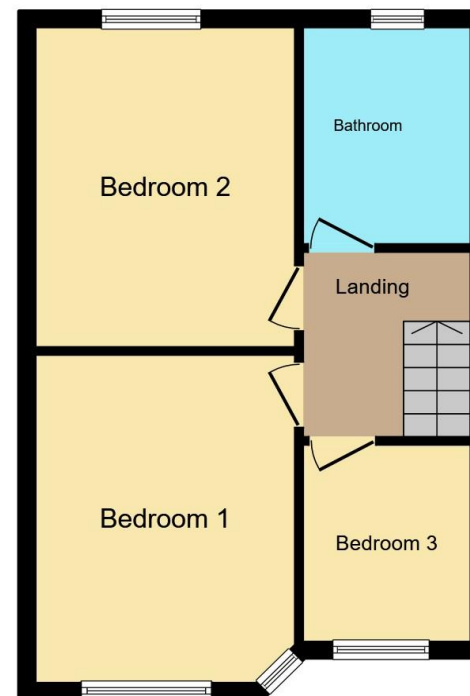








Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Awaited
 Council Tax Band: C

Tenure: Freehold

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