



Dora Road, Small Heath BIRMINGHAM

burchell
edwards



Property Description

HUGE FAMILY HOME! This FOUR BEDROOM HOUSE is in a great location and is perfect for any buyer looking for space and size! THREE RECEPTION ROOMS as well as a BIG KITCHEN, ready to move into and put your own mark on it! OFF ROAD PARKING large garden with WORK SHOP!

Front Garden

Tarmac driveway providing off road parking, walls to either side and paved pathway leading to:

Inner Lobby

Wooden door to front elevation, tiled flooring and single glazed door into:

Entrance Hallway

Stairs leading to first floor accommodation, wood effect laminate flooring, two central heating radiators and doors off to:

Reception Room One

15' 5" into bay x 13' 8" (4.70m into bay x 4.17m)
Single glazed bay window to front elevation, central heating radiator and wood effect laminate flooring.

Reception Room Two

12' 10" x 11' 7" (3.91m x 3.53m)
Single glazed double doors to rear elevation, central heating radiator and inset gas fire with cast iron surround and solid wood mantle over.

Reception Room Three

13' 3" x 19' 3" (4.04m x 5.87m)
Double glazed window to side elevation, single glazed door to rear elevation, wood effect laminate flooring, central heating radiator and archway into:

Kitchen

10' 1" x 11' 5" (3.07m x 3.48m)
Single glazed windows to side and rear elevations, a range of wall and base units with work surface over incorporating a stainless steel sink and double drainer unit, space and plumbing for dishwasher, tiling to splash prone areas, space and connections for gas cooker with extractor over, door to built in storage and archway into:

Inner Lobby

Double glazed door to garden, fitted storage and door into:

Ground Floor Shower Room

5' 10" x 8' 2" (1.78m x 2.49m)
Double glazed window to side elevation, floor to ceiling tiling, W.C, wash hand basin, shower cubicle, storage cupboard with space and connections for washing machine and heated towel rail.

Rear Garden

Wrap around paved patio, laid lawn, plants and shrubs to left border, fencing to right hand boundary and workshop to rear.

Workshop

17' 7" x 19' 1" (5.36m x 5.82m)

Double opening doors, electrics and double glazed window.

Landing

Skylight, stairs to second floor accommodation and doors off to:

Bedroom One

19' 7" into wardrobes x 12' 10" (5.97m into wardrobes x 3.91m)

Two single glazed windows to front elevation, central heating radiator and fitted wardrobes.

Bedroom Two

12' 5" x 13' 8" (3.78m x 4.17m)

Single glazed window to rear elevation, central heating radiator and fitted wardrobes.

Bedroom Three

13' 5" x 10' 4" (4.09m x 3.15m)

Single glazed window to rear elevation, central heating radiator and fitted wardrobes.

Bathroom

7' 2" max x 8' 10" max (2.18m max x 2.69m max)

Single glazed window to side elevation, white bathroom suite comprising of bath, W.C, wash hand basin, tiling to splash prone areas, central heating radiator, vinyl flooring, built in storage cupboard and cupboard housing central heating boiler.

Second Floor Landing

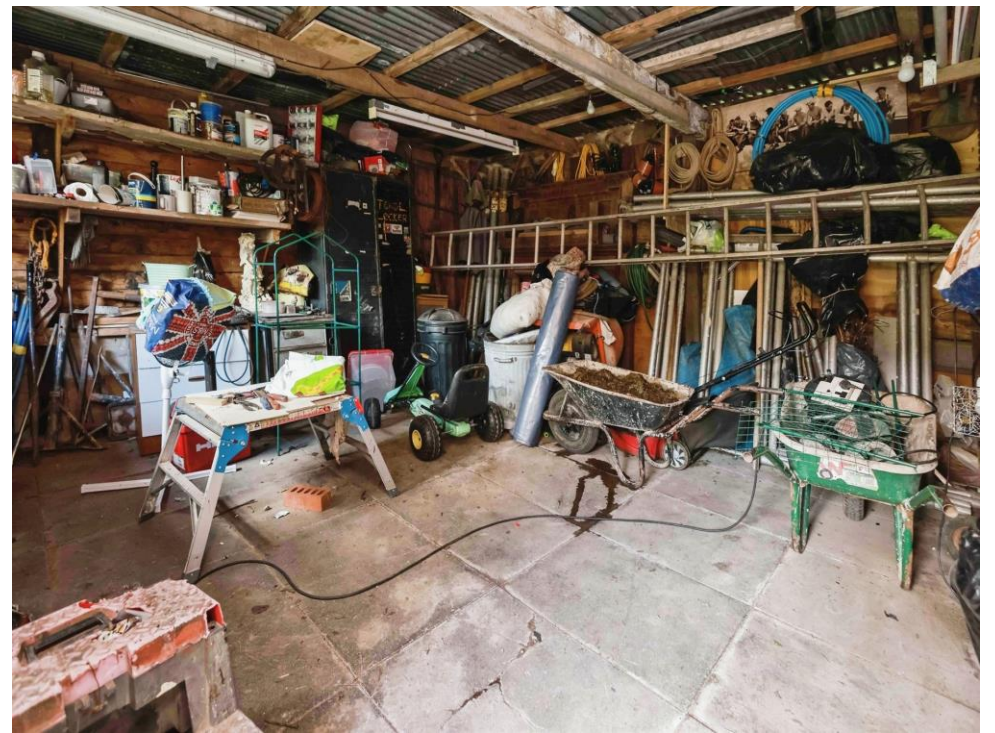
Velux window to front elevation.

Bedroom Four

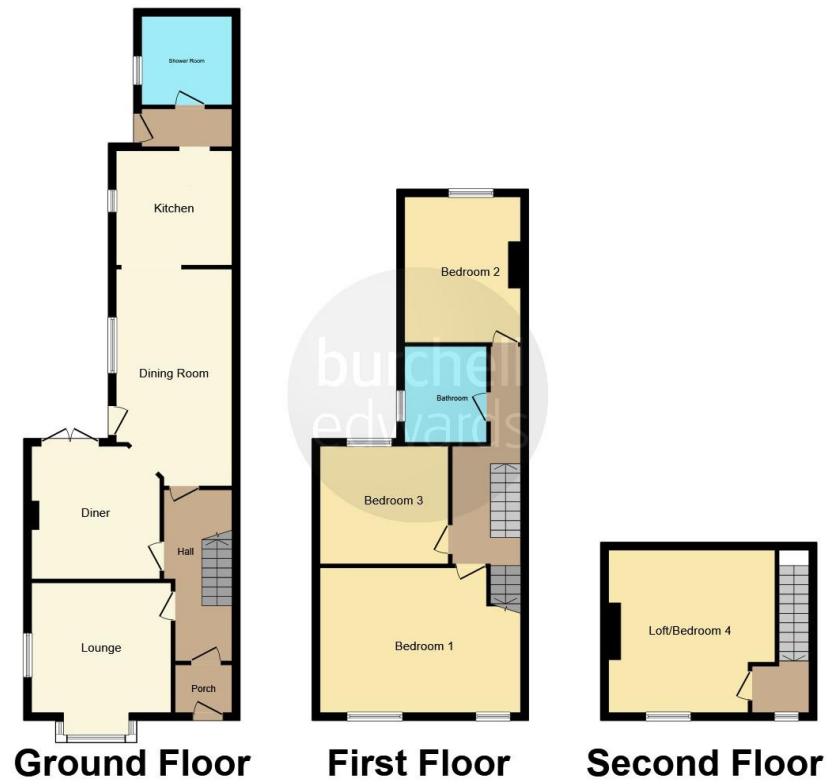
14' 10" x 18' 4" plus eaves (4.52m x 5.59m plus eaves)

Double glazed window to front elevation, central heating radiator, fitted wardrobes and storage into eaves.









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

Tenure: Freehold

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