



Dolobran Road, Birmingham



Property Description

Spacious Two Bedroom End-Terraced Home Close to Birmingham City Centre

Located a short distance from Birmingham city centre, this well-presented two-bedroom end-terraced property offers the perfect blend of comfort and convenience. Enjoy direct access to a beautiful park just opposite-ideal for outdoor activities, relaxation, or family time.

The property features two reception rooms, a fitted modern kitchen, and a convenient ground floor bathroom. Upstairs, you'll also find a second bathroom for added comfort.

Perfectly positioned for commuters, a train station is located less than one mile away, providing excellent transport links. This is an ideal opportunity for first-time buyers, small families, or investors looking for a well-connected home close to the heart of the city.

Lounge

8' 5" x 12' 10" (2.57m x 3.91m)
Two double glazed windows to front elevation and central heating radiator.

Dining Room

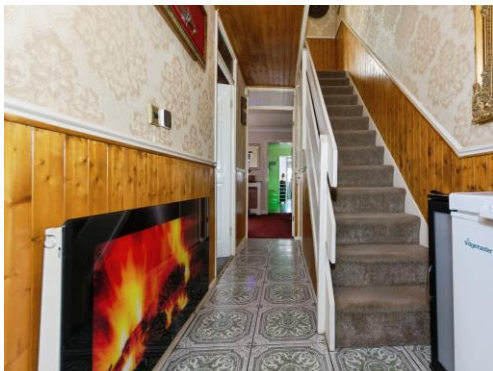
9' 11" x 14' 10" (3.02m x 4.52m)
Double glazed window to rear elevation and central heating radiator.

Kitchen

11' 4" x 12' 9" (3.45m x 3.89m)
Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, oven, extractor, microwave and central heating boiler.

Utility Room

12' 8" x 2' 11" (3.86m x 0.89m)
Door to rear elevation, space and plumbing for washing machine.



Landing

Loft access via hatch and storage cupboard.

Bedroom One

11' 11" max x 14' 10" max (3.63m max x 4.52m max)

L shaped room. Two double glazed windows to rear elevation and central heating radiator.

Bedroom Two

11' 5" x 8' 9" (3.48m x 2.67m)

Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed obscure window to front elevation, W.C, wash hand basin with vanity, heated towel rail and fully tiled walls.

Downstairs Bathroom

Double glazed obscure window to rear elevation, W.C, wash hand basin with vanity, corner bath, walk in shower, heated towel rail, fully tiled walls and flooring.

Front Garden

Block paved frontage.

Rear Garden

Slabbed patio area.









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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Tenure: Freehold

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