



Dolphin Lane
Birmingham

burchell
edwards



Property Description

Charming Two-Bedroom Mid-Terrace Home with Garden and Parking Potential

This well-presented two-bedroom mid-terrace property offers an excellent opportunity for first-time buyers or investors alike.

The accommodation comprises a welcoming living room leading through to a fitted kitchen, with stairs rising to the first floor where you will find two bedrooms and a spacious family bathroom.

Outside, the property benefits from a generous garden with the added potential for creating off-road parking to the front (subject to the necessary consents).

Ideally located close to local amenities, schools, and transport links, this home is ready for its new owners to make their mark.

Early viewing is highly recommended to fully appreciate the potential this property has to offer.

Entrance Porch

Door to front elevation.

Lounge

15' 8" max into recess x 11' 5" max into recess (4.78m max into recess x 3.48m max into recess)

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

Kitchen

12' 6" x 7' 8" (3.81m x 2.34m)

Two double glazed windows and obscure double glazed door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space for appliances, spotlights, central heating radiator and stairs to first floor accommodation.

Landing

Central heating radiator and loft access via hatch.

Bedroom One

12' 9" x 8' 6" (3.89m x 2.59m)

Double glazed window to rear elevation, central heating radiator and built in storage cupboard.

Bedroom Two

.7' 11" into recess x 11' (2.41m into recess x 3.35m)

Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed obscure window to front elevation, W.C, wash hand basin, bath, electric shower, central heating radiator, spotlights and tiling to splash prone areas.

Front Garden

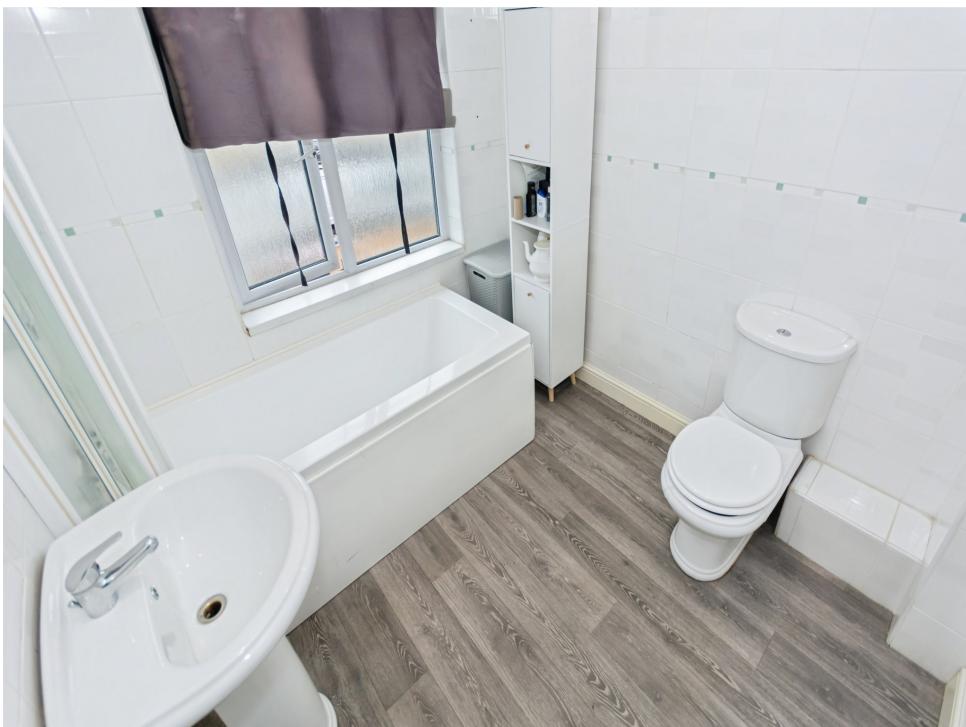
Block paved frontage.

Rear Garden

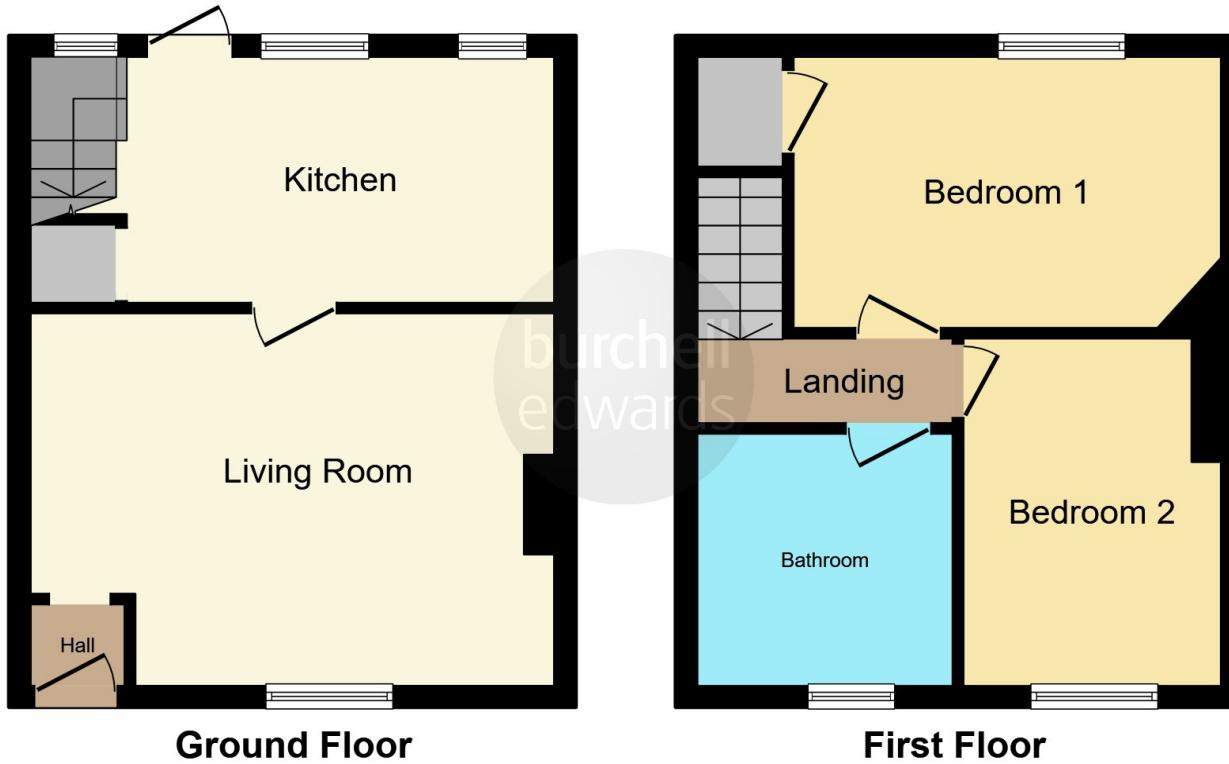
Mainly laid to lawn and fencing to all boundaries.











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

To view this property please contact Burchell Edwards on

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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

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