



Dolphin Lane, Birmingham





# Dolphin Lane, Birmingham, B27 7DE

for sale offers in the region of  
**£220,000**



## Property Description

Well-Presented Three-Bedroom Home - Excellent Location

A spacious and well-presented three-bedroom property, ideally situated less than a mile from the train station with direct links to Birmingham City Centre. Conveniently positioned close to Warwick Road, offering a range of shops, supermarkets and excellent transport connections. The home provides generous living accommodation, three good-sized bedrooms and a private garden, making it a great choice for families, commuters or investors.

## Lounge

14' 5" x 11' 6" ( 4.39m x 3.51m )

Double glazed window to front elevation, central heating radiator and electric fire place.

## Kitchen

12' 4" x 7' 8" ( 3.76m x 2.34m )

A range of wall and base units with work surface over incorporating a sink with drainer unit, gas cooker, space for appliances, tiled flooring, tiling to splash prone areas and storage under stairs.



## Bedroom One

12' 8" x 8' 7" ( 3.86m x 2.62m )

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

## Bedroom Two

11' x 7' 7" ( 3.35m x 2.31m )

Double glazed window to front elevation and central heating radiator.

## Bedroom Three

9' 3" x 7' 8" ( 2.82m x 2.34m )

Double glazed window to front elevation and central heating radiator.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath, shower, spotlights and fully tiled walls.

## Front Garden

Tarmac driveway providing off road parking.

## Rear Garden

Decked area and laid to lawn.













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183 Stratford Road Shirley  
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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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Property Ref: SHI208639 - 0002