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ESTATES

109 DUNSTER ROAD, CHELMSLEY WOOD , BIRMINGHAM,  
B37 7TL **GUIDE PRICE £129,950**





Our property on Dunster Road offers a spacious ground-floor flat, ideal for first-time buyers or investors. The property boasts two well-sized bedrooms, a bright lounge with access to a private rear garden, and a functional layout that includes a modern kitchen and a convenient wet room.

Located in a vibrant and convenient area of Birmingham, close to local amenities, schools, and excellent transport links. The property is situated within easy reach of public transport, including buses and trains, providing easy access to Birmingham city centre and surrounding areas.



**Ground Floor:**

Secure Entrance: Enter through a secure communal block, complete with intercom access, providing peace of mind for residents.

**Hallway:**

The hallway offers practicality with a utility cupboard and additional storage. The secure double-glazed entrance door leads to the various rooms in the flat.

**Lounge:** 7.25m x 3.16m

A generously proportioned room, the lounge benefits from ample natural light thanks to the uPVC double-glazed sash windows at the rear. The room provides a versatile space for relaxation and entertaining, with direct access to the private rear garden through double-glazed doors.

**Kitchen** 3.23m x 2.85m:

A well-equipped kitchen fitted with a range of base and eye-level units offering ample storage. The kitchen also features a built-in double oven, a four-ring gas hob, a stainless-steel sink, and space for a fridge, freezer, and washing machine. The uPVC double-glazed window at the front brings in plenty of natural light.

**Bedroom 1** 3.56m x 3.50m

This spacious bedroom is fitted with a uPVC double-glazed sash window to the rear and a double radiator, providing a comfortable and bright living space.

**Bedroom 2** 4.06m x 2.97m,

The second bedroom also features two uPVC double-glazed sash windows overlooking the rear, with a double radiator ensuring year-round comfort.



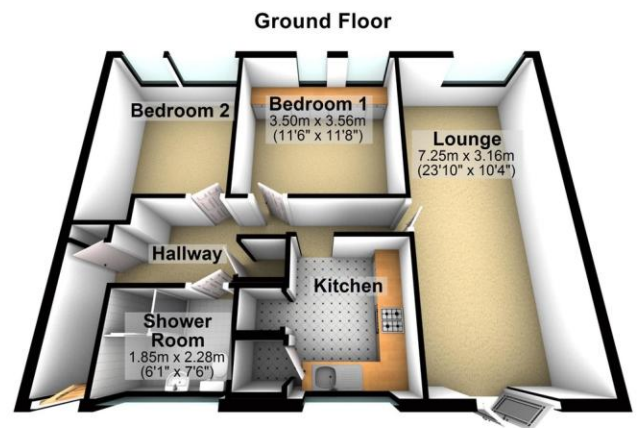
**Shower Room:**

The property includes a modern wet room, fitted with waterproof flooring, low level WC, pedestal wash basin and a large uPVC double-glazed window to the front, along with a double radiator.

**Outside:**

Private Rear Garden: Enjoy a private rear garden, accessible from the lounge, which offers the perfect outdoor space for relaxation or entertaining.

Leasehold : 88 Years



Lease length : 89 years Non standard ( large Panel Structure)